



MOTOR BUILDING

32-02 QUEENS BLVD
LONG ISLAND CITY, NY



WHERE INDUSTRY MAKES PROGRESS

The Packard Motor Building is returning to its industrial roots, located in the heart of Long Island City with approximately 160,000 SF available for lease. The building offers excellent potential for multiple uses including commissary, last mile logistics, lab, flex-manufacturing, and office, and provides immediate access to the Queensboro Bridge, Midtown Tunnel, LIE and the 7 train.

Planned capital improvements include a new lobby, building entrance and canopy, on-site fenced truck court, dock canopy, and four new freight elevators that are available on a dedicated basis to full floor users, and in many cases half floor users.

Additionally, there is a high-visibility branding opportunity for a large tenant to put their name on the building with an iconic LIC roof sign.



SECURED PARKING AND LOADING

SHARED BY ALL TENANTS

Direct loading access on Van Dam with dock-high platform directly serving (2) 7'-5" x 9'-11" freight elevators

Secure loading area accessed by 32nd Place providing (2) dock-high doors with access to every floor from the parking cellar to the roof via (2) 5'-8" x 9'-0" freight elevators

(1) Oversized 10' x 29' 14,000lb capacity freight elevator; loading available along the side street or on cellar level via access off Van Dam

(50) Covered car/van parking spaces on the lower level with access on Van Dam; additional private parking available along the side street

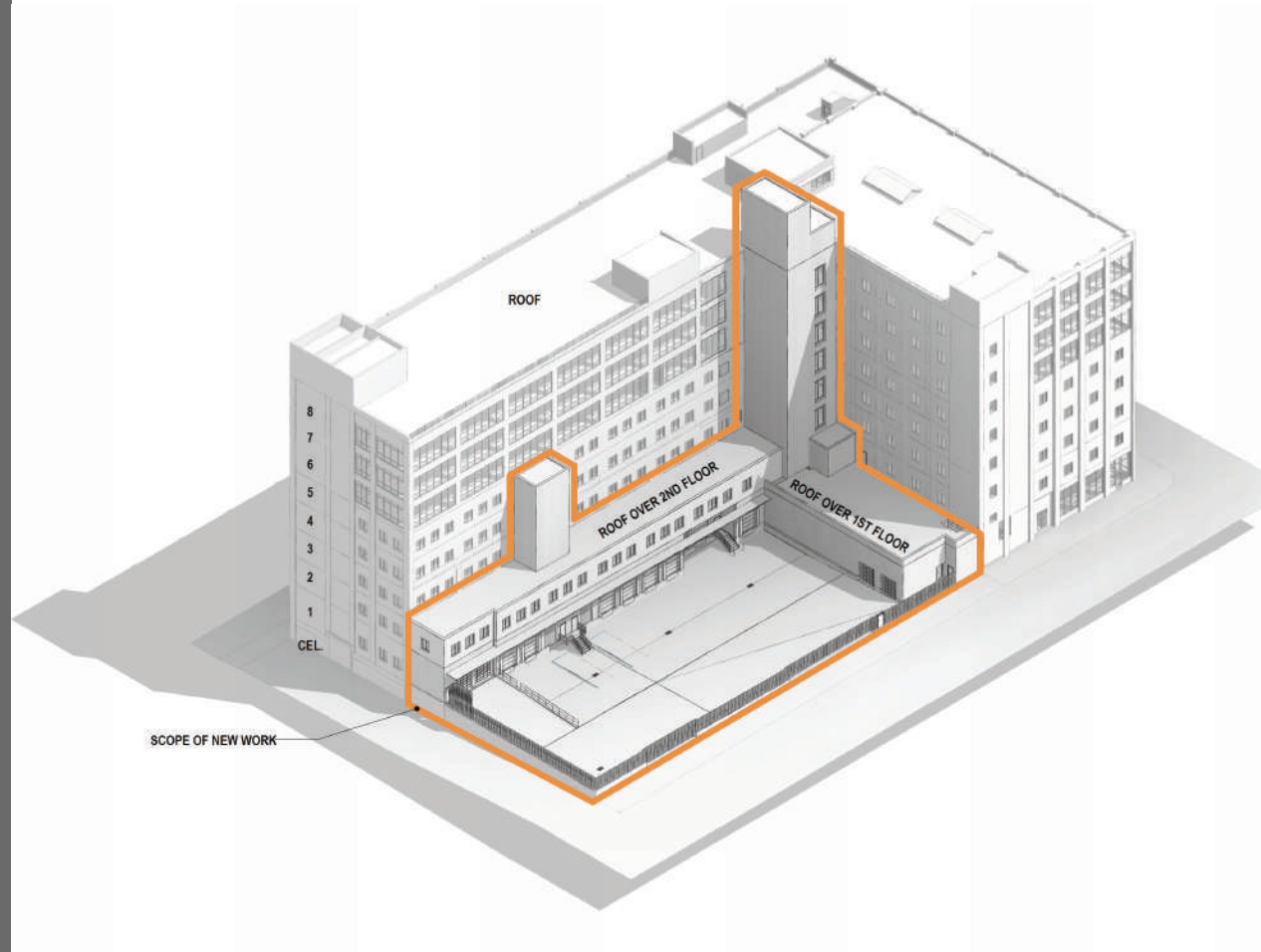
DEDICATED BY FLOOR (OR FULL FLOOR USER)

Floors 2 – 5

Secured loading area with access on 32nd Place

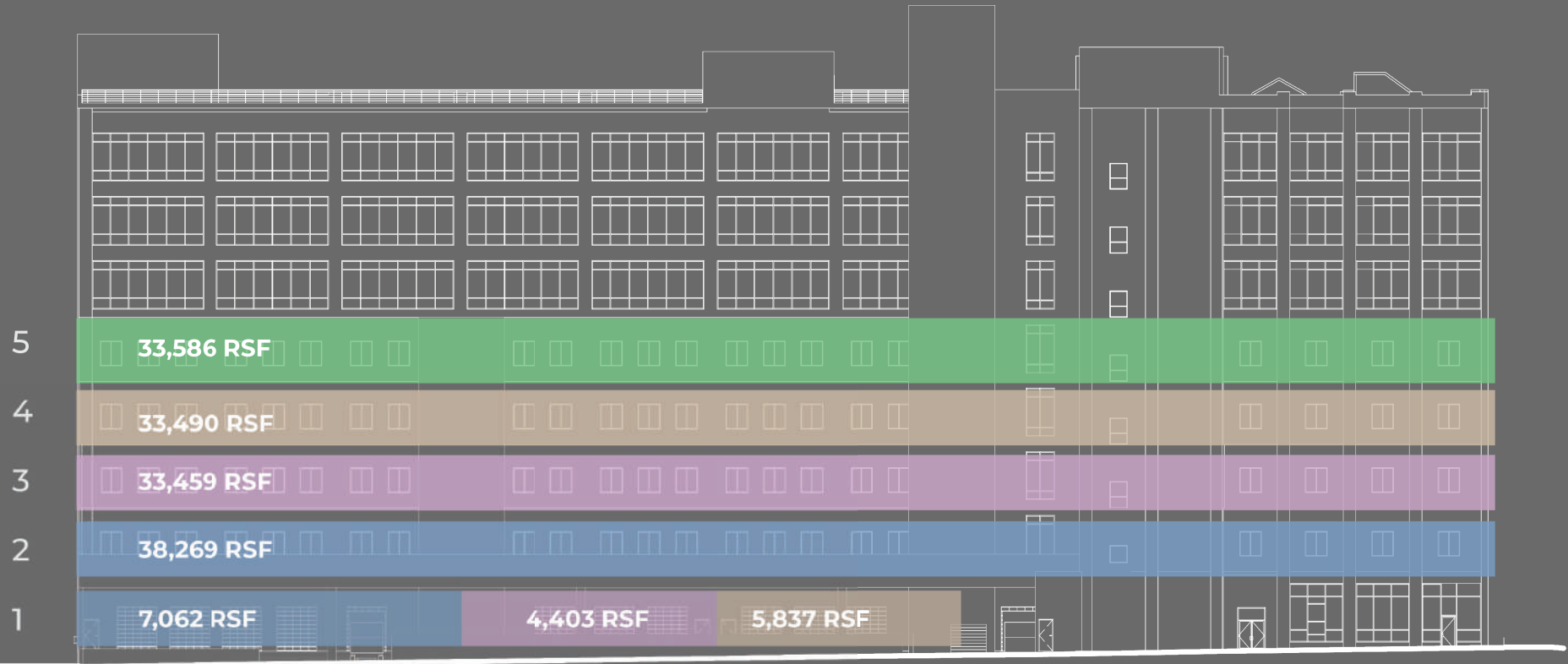
- Ground floor suites providing direct loading/unloading
- (2) dock-high doors per suite serving floors 2, 3, 4, or 5 (6 total)
- (2) Grade level doors serving one of the ground floor suites

(2) Dedicated 5'-8" x 9'-0" freight elevators available to full floor users



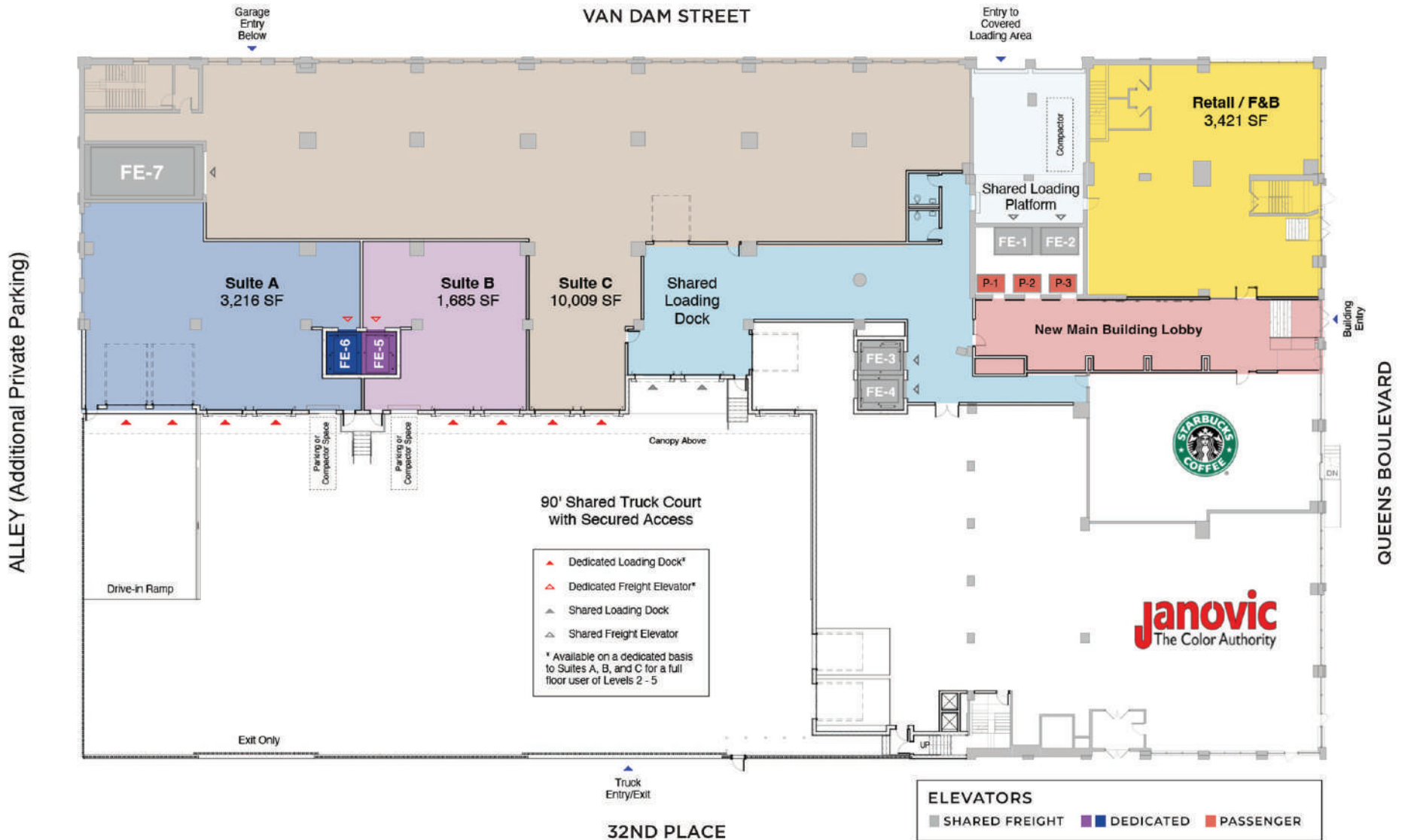
AVAILABILITY

UP TO 160,000 RSF AVAILABLE FOR LEASE



EACH FLOOR DIRECTLY SERVED BY A DEDICATED FREIGHT ELEVATOR

LEVEL 1 – PROPOSED PLAN



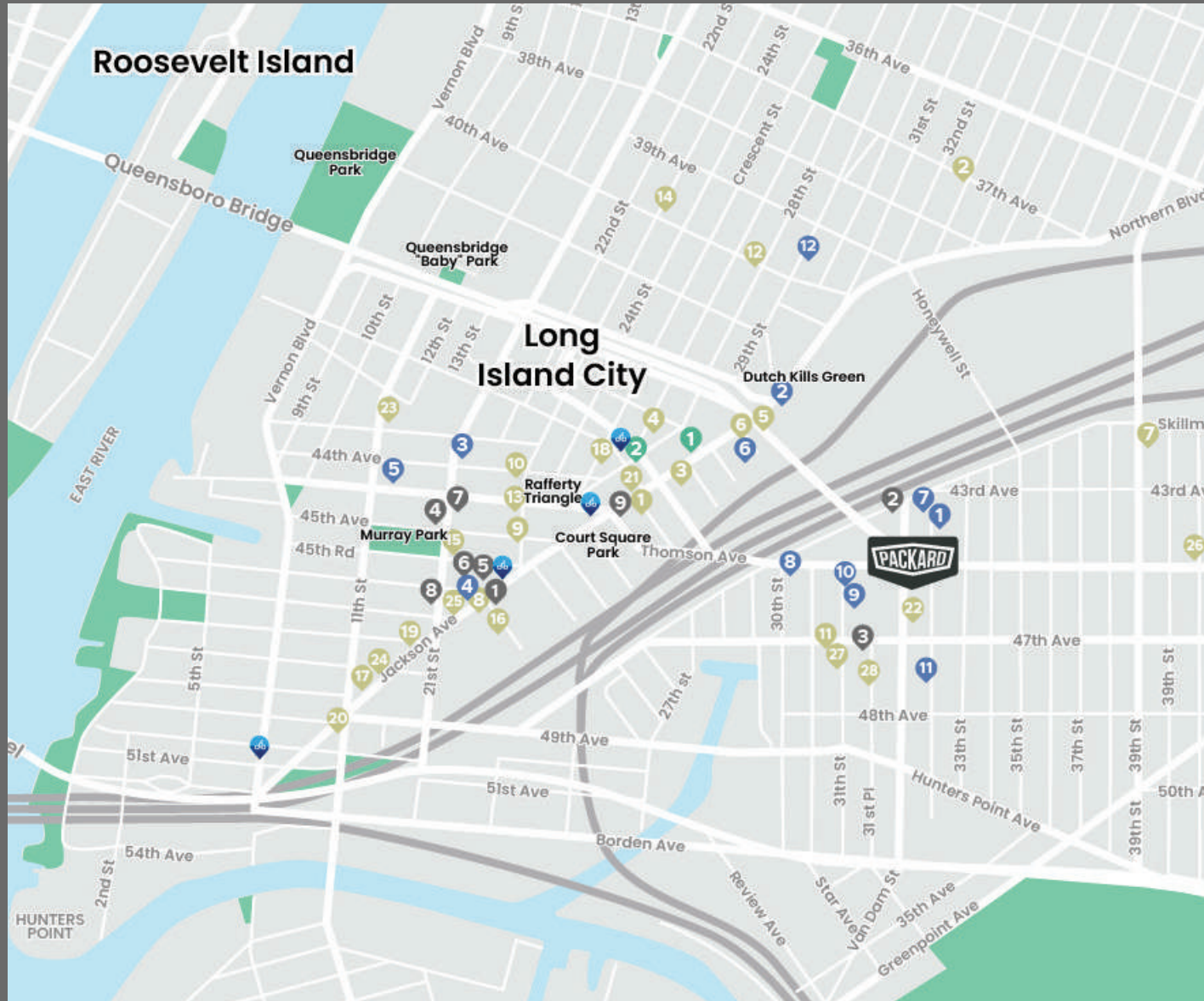
PROPOSED MULTI-TENANT TEST FIT OPTION 1



PROPOSED MULTI-TENANT TEST FIT OPTION 2



LOCAL AMENITIES



DINING

1. Chipotle Mexican Grill
2. Astoria Seafood
3. Dutch Kills
4. The Beast Next Door
5. Serafina to go
6. Murray's Cheese Bar
7. Alewife Brewing
8. ABC Eats Food Hall
9. Court Square Diner
10. Il Falco
11. Harissa Grill
12. John Brown BBQ
13. The Inkano
14. LIC Beer Project
15. LIC Corner Cafe
16. Kai Sushi + Poke
17. Kuku Chicken LIC
18. M. Wells
19. Manducatis
20. Manetta's
21. Partners Coffee
22. Van Dam Diner
23. ICONYC Brewing
24. Jungly
25. The Infamous
26. Dazies
27. Pizza Factory
28. Sans Bakery

RETAIL

1. Bank of America Financial Center
2. Dunkin'
3. Doughnut Plant
4. LIC Wines & Liquors Inc.
5. Trader Joe's
6. TD Bank
7. Key Food
8. United States Postal Service
9. Citi

HOTELS

1. Aloft Long Island City-Manhattan View
2. Hyatt Place Long Island City / New York City

CULTURE / FITNESS

1. Long Island City YMCA
2. Planet Fitness
3. Nicely Fit Co.
4. MoMA PSI
5. The Cliffs at LIC
6. SculptureCenter
7. CityView Racquet Club
8. Bard High School Early College Queens
9. LaGuardia Community College
10. LaGuardia Performing Arts Center
11. City Ice Pavilion
12. Flux Factory

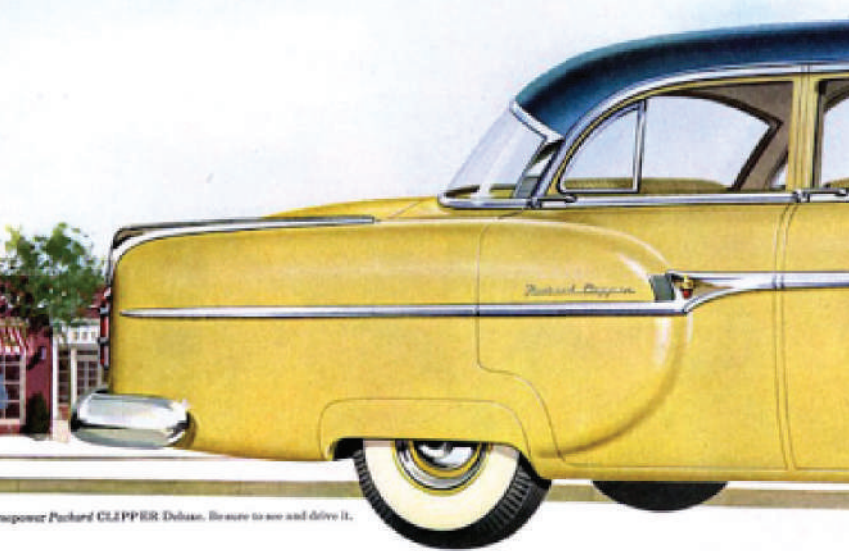


LOCAL AMENITIES

A VIBRANT NEIGHBORHOOD

Over the last decade, LIC has established itself as the pride of Queens, revered for its industrial character, sweeping views, and unmatched amenities. The dynamic neighborhood abounds with art galleries and fitness studios, world-class shopping, and top-notch restaurants. There are now over 170,000 residents, 6,800 business and 115,000 employees in LIC, making it one of NYC's fastest growing submarkets.





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A HISTORY OF MOMENTUM

The Property originally served as a car manufacturing plant for the illustrious Packard Motor Company. The Property opened its doors in 1909 as the "Queens Boulevard Factory" coined by its creator, Albert Kahn, the first to utilize cast concrete construction for more expansive open spaces. The Packard Motor Building has a rich history in LIC, serving various functions throughout the 20th century from manufacturing to warehouse and lab uses.

SPECIFICATIONS

Address

32-02 Queens Blvd
Long Island City, NY 11101

Cross Streets

Van Dam Street and 32nd Place

Building Owner

Greenfield Partners and Related

Building Size

325,000 SF

Number of Floors

8 + Cellar

Year Constructed

1909 (Phase I); 1916 (Phase II);
2024 (Redevelopment)

Structure

Reinforced Concrete Frame
Reinforced Concrete Slab with 125lb live load
Column Spacing: 25' x 25' (Van Dam wing)
27' x 26' (Queens Blvd wing)

Slab-to-Slab Heights

Ground: 17'-6" with 17'-0" clear to slab
Levels 2 – 7: 14'-0" with 13'-4" clear to slab
Level 8: 20'-0" 19'-4" clear to slab

Telecommunication

Verizon and Spectrum

Gas

5" Existing Low Pressure Service

Domestic Water

3" Existing Service
(2) 100-gallon Natural Gas Water Heaters

HVAC

Cooling: Per Tenant requirements
Heating: Hydronic Radiators supplied
by (2) 10,500 MBH Boilers

Life Safety

New ARCS fire alarm system
Fully Sprinklered with 6" Standpipe Risers

Elevators

(3) Passenger Elevators with Complete Modernization
(7) Freight Elevators
FE1 74sf 7'-5" x 9'-11" x 8'-0" (WxLxH); 8,000lb Capacity
FE2 74sf 7'-5" x 9'-11" x 8'-0"; 3,000lb Capacity
FE3 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity
FE4 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity
FE5 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity
FE6 51sf 5'-8" x 9'-0" x 9'-0"; 5,000lb Capacity
FE7 29' x 10' x 12'; 14,000lb Capacity

Electrical

8,500 Amp Existing Service
Installing (4) New 2500kVA transformers
Up to (20) watts per RSF available to tenants
750kW Existing Emergency Generator to be
replaced by 1000kW Future Emergency
Generator
2nd Floor Roof Space Available for Tenant's
Backup Generator

Retail Tenant

Starbucks, Janovic

Parking

(50) Covered Spaces in Parking Cellar
(8) Private Spaces in Alley



CONTACT

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