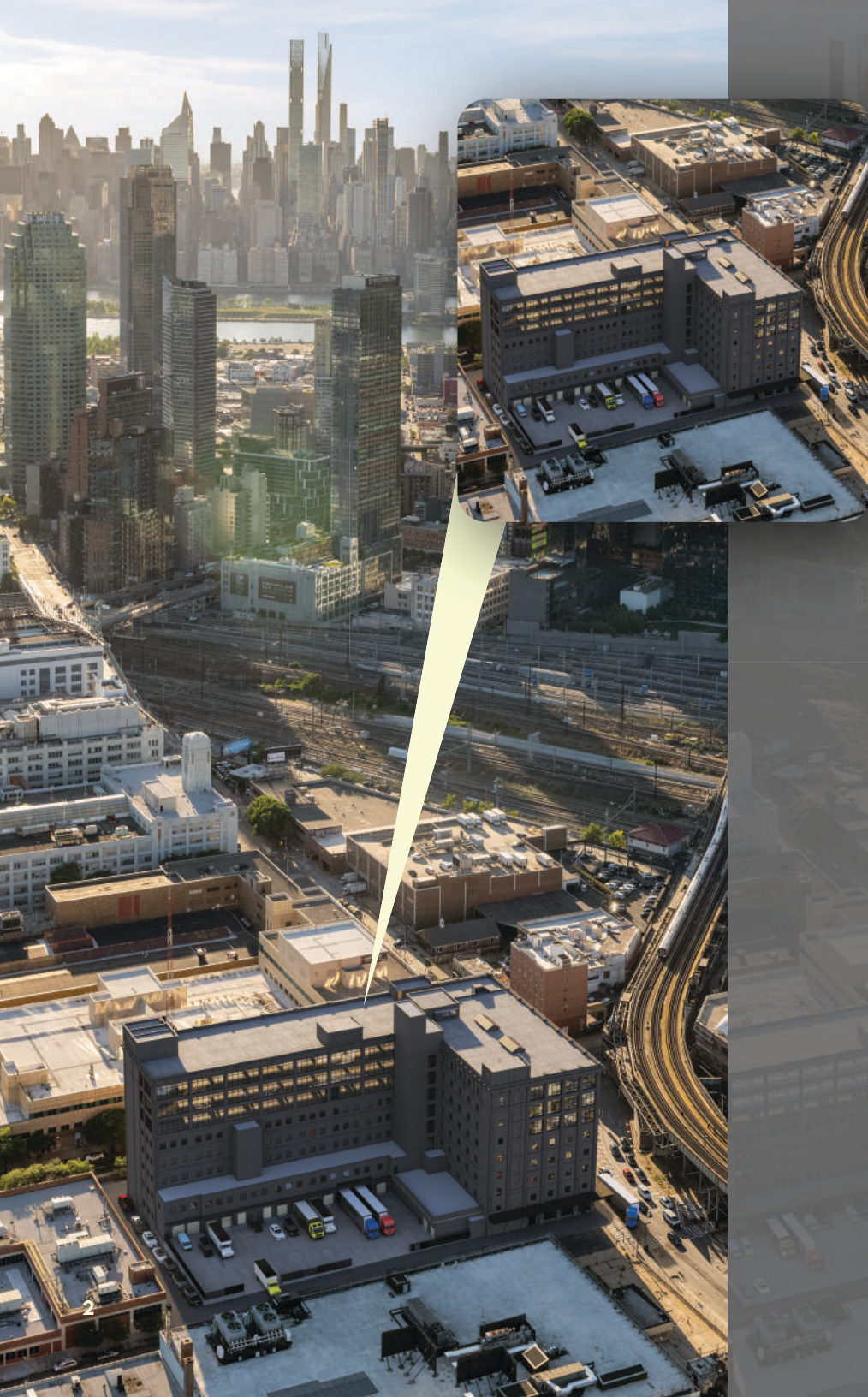




PACKARD
MOTOR BUILDING

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

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

Secure loading area (2) dock-high doors with access to every floor from lower level parking cellar to the roof via (2) 5'-8" x 9'-0" freight elevators

(1) Oversized 10' x 29' 14,000lb capacity freight elevator

(50) Covered car/van parking spaces on the lower level

Secured loading area with access on 32nd Place:

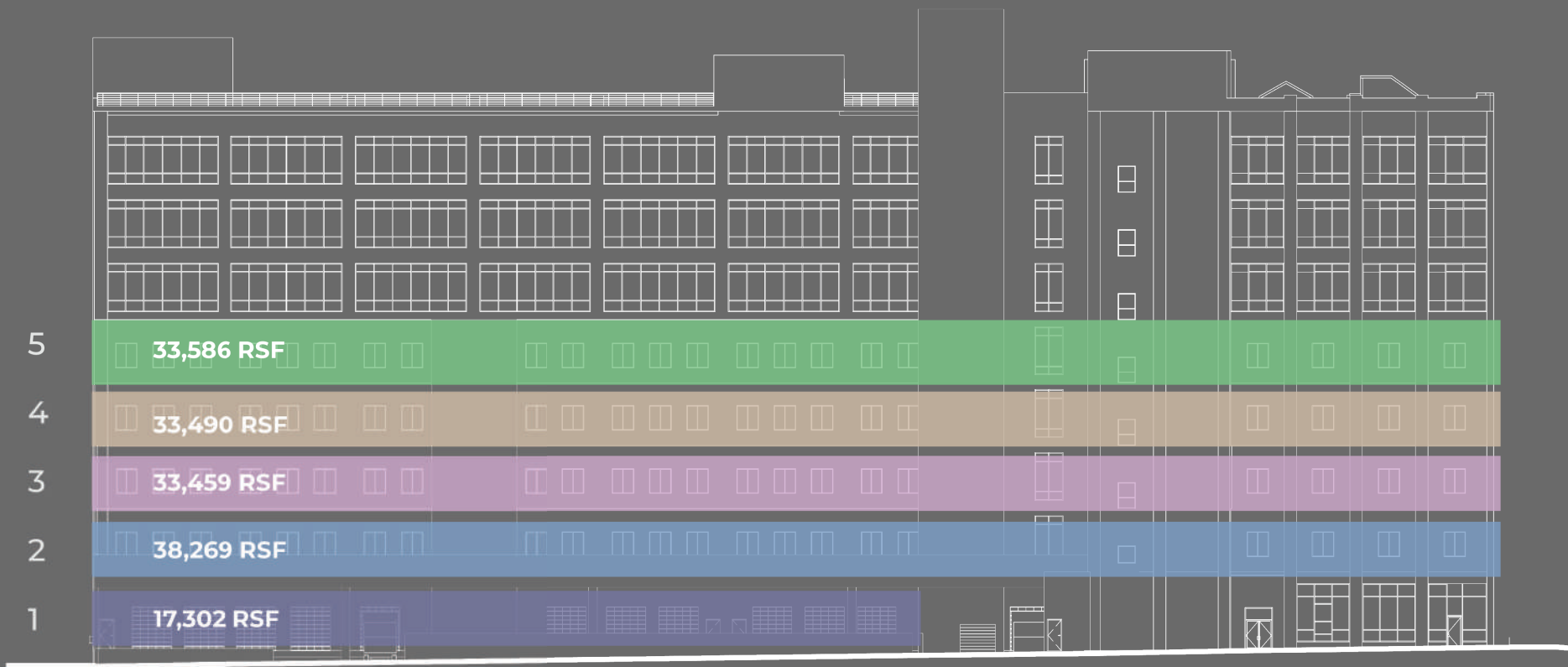
- Ground floor direct loading/unloading
- (6) Dock-high doors
- (2) Grade level doors

(2) Dedicated 5'-8" x 9'-0" freight elevators



AVAILABILITY

UP TO 160,000 RSF AVAILABLE FOR LEASE



EACH FLOOR DIRECTLY SERVED BY A DEDICATED FREIGHT ELEVATOR

GROUND FLOOR

17,302 SF WITH (2) DRIVE-IN DOORS AND (6) DOCK HIGH DOORS



PROPOSED MULTI-TENANT TEST FIT OPTION 1



PROPOSED MULTI-TENANT TEST FIT OPTION 2



LOCATION



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

Available For Lease

Ground Floor: 17,302 RSF
2nd Floor: 38,269 RSF
3rd Floor: 33,459 RSF
4th Floor: 33,490 RSF
5th Floor: 33,586 RSF

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

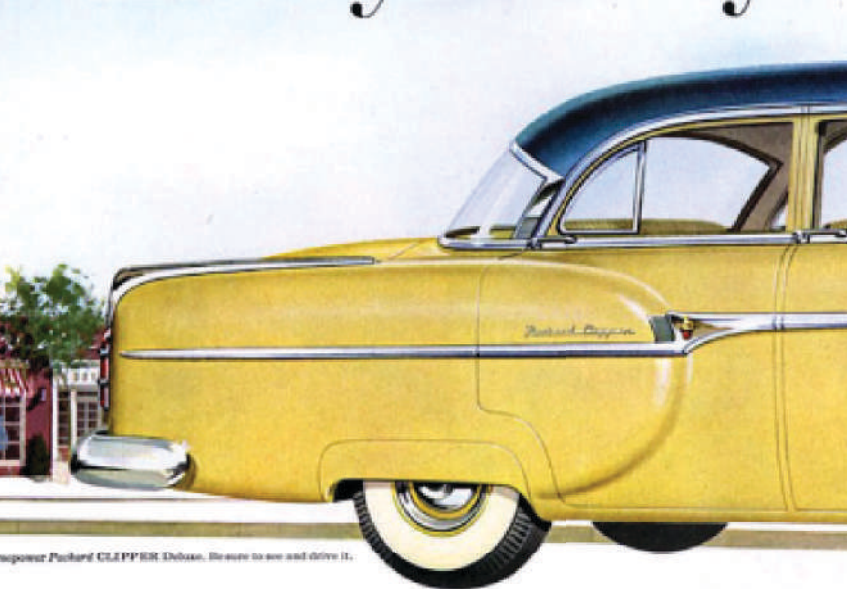


LOCAL AMENITIES

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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Packard

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.



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