

GROUND FLOOR

17,302 SF with (2) drive-in doors and (10) dock high doors



Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



FLOOR 2: 38,269 RSF

Direct loading via freight elevator from ground floor suite.

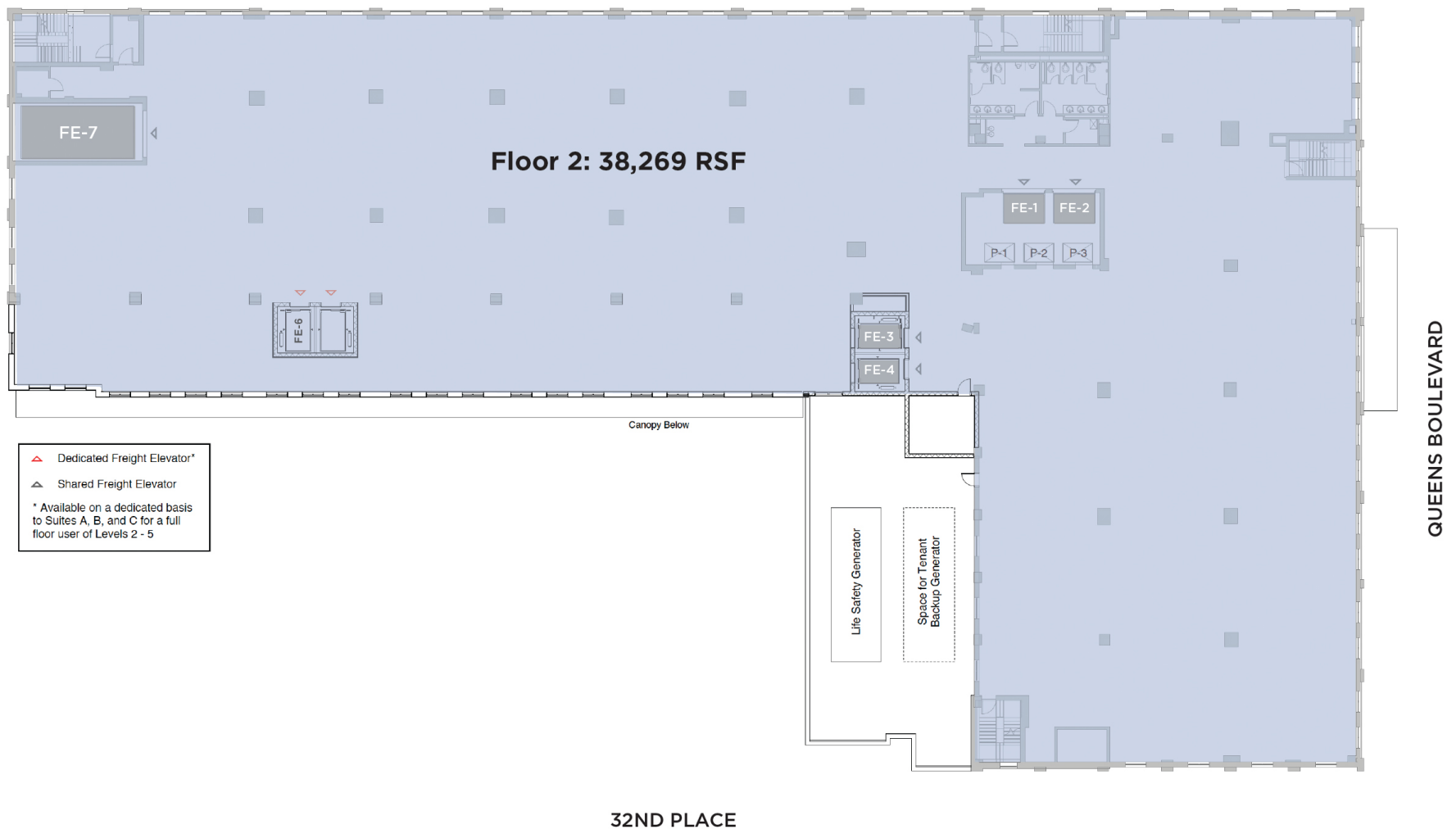
Potential to dedicate freight elevator to a full floor user.

Potential to dedicate up to (3) 4' dock high doors and (2) drive in doors.

Secured loading area with access off 32nd St.



VAN DAM STREET



32ND PLACE

Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



FLOOR 3: 33,459 RSF

Direct loading via freight elevator from ground floor suite.

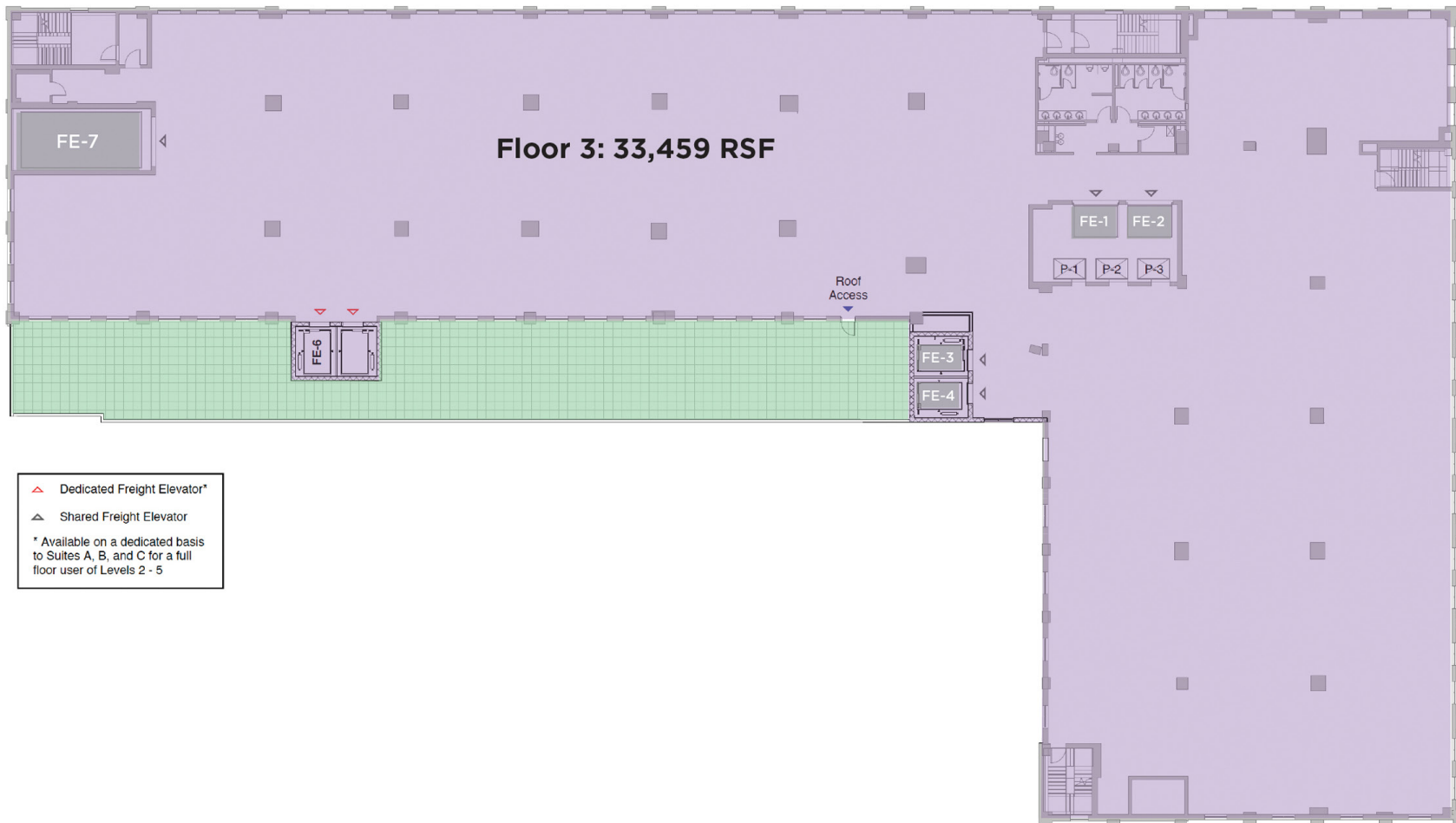
Potential to dedicate freight elevator to a full floor user.

Potential to dedicate up to (3) 4' dock high doors and (2) drive in doors.

Secured loading area with access off 32nd St.



VAN DAM STREET



QUEENS BOULEVARD

32ND PLACE

- ▲ Dedicated Freight Elevator*
 - ▲ Shared Freight Elevator
- * Available on a dedicated basis to Suites A, B, and C for a full floor user of Levels 2 - 5

Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



FLOOR 4: 33,490 RSF

Direct loading via freight elevator from ground floor suite.

Potential to dedicate freight elevator to a full floor user.

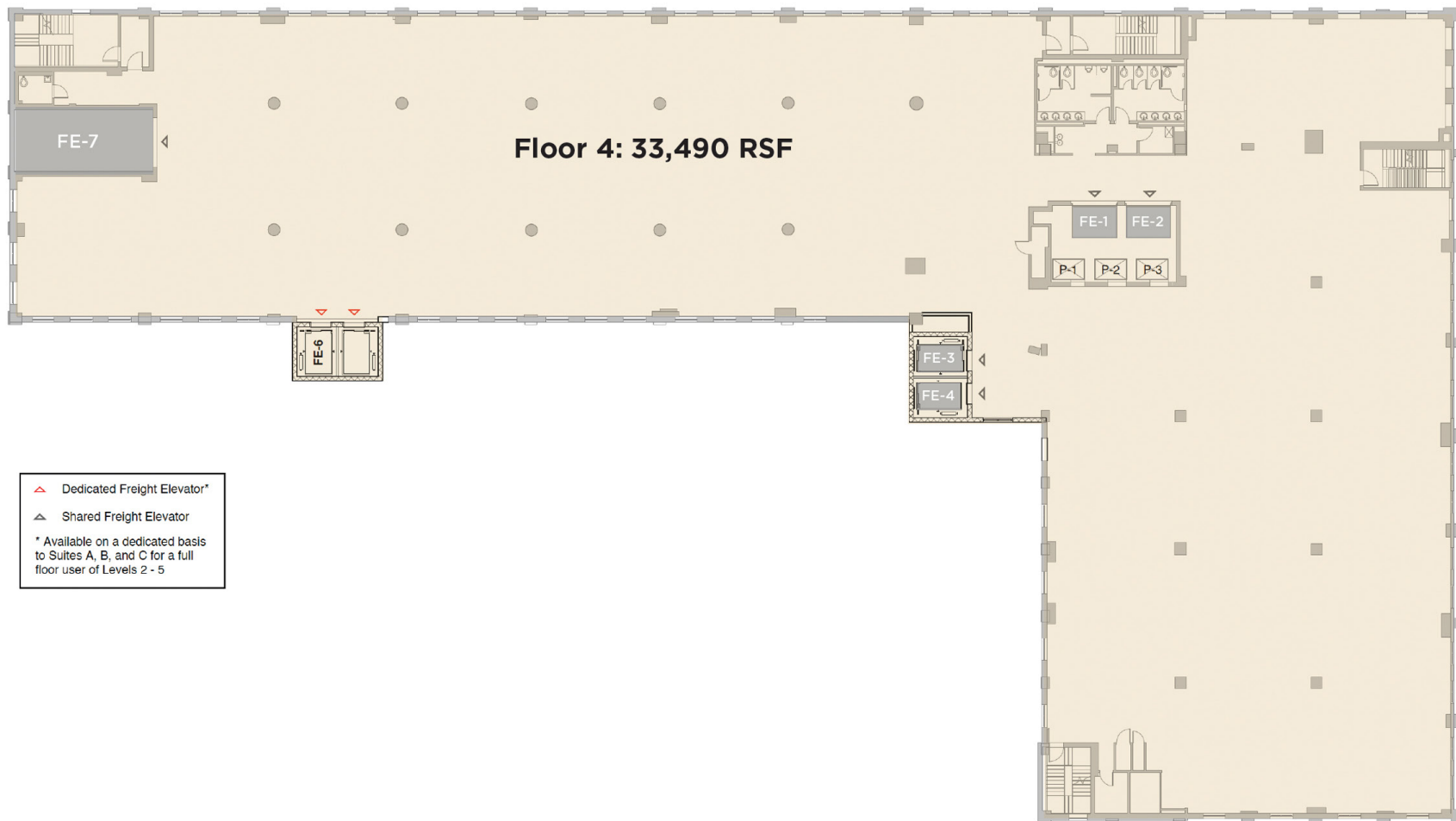
Potential to dedicate up to (3) 4' dock high doors and (2) drive in doors.

Secured loading area with access off 32nd St.



VAN DAM STREET

QUEENS BOULEVARD



- ▲ Dedicated Freight Elevator*
 - △ Shared Freight Elevator
- * Available on a dedicated basis to Suites A, B, and C for a full floor user of Levels 2 - 5

32ND PLACE

Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



FLOOR 5: 33,586 RSF

Direct loading via freight elevator from ground floor suite.

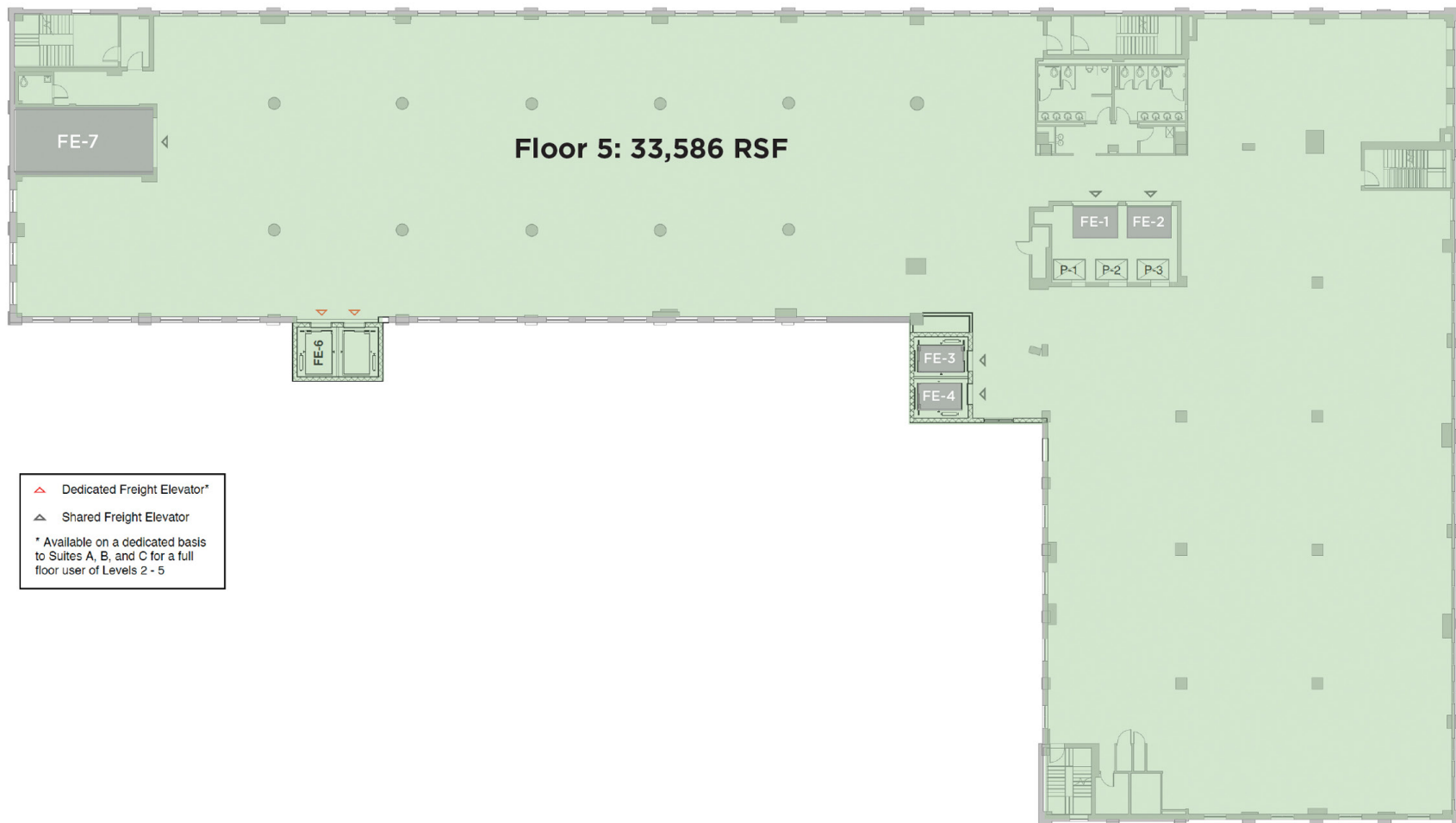
Potential to dedicate freight elevator to a full floor user.

Potential to dedicate up to (3) 4' dock high doors and (2) drive in doors.



VAN DAM STREET

QUEENS BOULEVARD



- ▲ Dedicated Freight Elevator*
 - △ Shared Freight Elevator
- * Available on a dedicated basis to Suites A, B, and C for a full floor user of Levels 2 - 5

32ND PLACE

Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



PROPOSED MULTI-TENANT LAYOUT 1

SUITE A: 17,173 SF

SUITE B: 16,173 SF



Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com



PROPOSED MULTI-TENANT LAYOUT 2

SUITE A: 17,173 SF

SUITE B: 11,177 SF

SUITE C: 4,996 SF



Frank Liggio
718.795.7772
frank.liggio@cbre.com

Joseph Cirone
212.984.8189
joseph.cirone@cbre.com

Jeffrey Glabman
516.506.1041
jeffrey.glabman@cbre.com

Taylor Carlin
631.370.6054
taylor.carlin@cbre.com

