

**19
89** | **OVER
TWENTY
FIVE
YEARS**



Sholom & Zuckerbrot named exclusive agent for three Long Island City industrial buildings

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Queens, NY Sholom & Zuckerbrot Realty LLC (S&Z) has been appointed exclusive leasing agent for three contiguous industrial buildings in Long Island City, totaling 101,000 s/f, with access to the Long Island Expressway the Queens Midtown Tunnel, and the 59th St. Bridge, according to the Long Island City-based industrial and retail property brokerages.

The leasing team will consist of S&Z partners John Ritter and Lawrence Smith, and newly hired leasing and sales associate Michael Deutsch.

The three properties, formerly occupied by Linear Lighting, are situated a few blocks from the

Van Dam Street entrance to the L.I.E. and the Midtown Tunnel. LaGuardia and John F. Kennedy airports are both less than a half-hour's drive. The #7 subway train is 3 blocks north on Queens Blvd., and the M67 bus line to Midtown is a block away.

“These are ideal structures for warehouse and distribution facilities, with high ceilings, favorable column spacing, and great visibility facing Van Dam Street, Borden Avenue and Hunters Point Ave.,” said Ritter and Smith. “We see them as excellent opportunities for such industries as food production, or beverage or construction materials distribution, for example. They also can be great locations for service industries focused on Midtown Manhattan.”

The properties (all zoned M2-1) are:

- 49-33 31st Place, a one-story building with 50,000 s/f, three loading docks and one drive-in, ceiling heights ranging from 16 to 21 feet, and column spacing of 42 by 36 feet. The building also features rooftop solar panels.
- 31-35 Borden Ave., offering 29,000 s/f on two floors, with two drive-in doors, a ceiling height of 17 ft., and 50-by-30-ft.column spacing.
- 31-30 Hunters Point Ave., a one-story structure totaling 22,000 s/f, including a 4,000-s/f mezzanine, with two drive-in doors, a 16-ft. high ceiling, and column spacing of 25 by 30 ft.