



North River Co. signs two leases in Long Island City: 63,185 s/f total

July 07, 2020 - Front Section

Matsil Building, 48-49 35th Street - Queens, NY

Queens, NY North River Company (NRC) has completed two new industrial leases totaling 63,185 s/f within its Long Island City area portfolio.

Maquette, a fine arts logistics company, has doubled its headquarters space at The Matsil Building, signing a lease for an additional 47,850 s/f at 48-49 35th St. Maquette now occupies 95,700 s/f at the 275,000 s/f property.

“We are delighted to accommodate Maquette’s expansion with space that is tailor-made to meet its demands,” said NRC director Forrest Mas, who, with principal Chris Pachios, negotiated the new lease with the tenant.

Anable Building, 33-02 48th Avenue - Queens, NY

Housing Works, a New York-based non-profit advocating for those with AIDS and the homeless, has relocated to The Anable Building, 33-02 48th Ave., where it will occupy 15,315 s/f on the ground floor. Nicholas Farmakis and David Carlos, Savills executive managing directors, and John Mambrino, Savills vice chairman, represented the tenant.

The three-story Matsil warehouse and office building have high ceilings, large floorplates and direct loading capabilities that make it ideal for the Maquette’s specialized field in the storage and transportation of fine art.

Formerly a Matsil Bros. apparel manufacturing facility, 48-49 35th St. was acquired by NRC in December 2018 with a view to providing specialized industrial and office space in a supply-constrained market. Current tenants include Motorola and Ralph Lauren. The four-story Anable Building, contains a total of 140,000 s/f of office and storage space.

“This is the first time the market has seen this ground-floor space in over 14 years,” said Mas. “It has

two exclusively dedicated and secured direct interior loading docks, plus two shared interior docks, as well as onsite parking for trucks and vehicles, which ideally positions it for last-mile distribution, flex, art storage, light manufacturing, warehouse, and cold storage use.”

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