

# An Exclusive Report

**W**ith the mass media eager to proclaim the real estate market boom either dying or dead, I am pleased to report that the commercial, industrial, and investment real estate market in New York City is in the pink of health. While upward trends in prices have leveled off in response to interest rates as well as media-induced perceptions, business activity remains strong as indicated by this quarter's corporate earnings reports.

The following 11 properties, which we have just in the past 60 days, placed on the market for sale or lease have all received offers and are generally only available due to the expanding needs of their ownership.

The following is a selection of properties which can fulfill a broad range of requirements.

**1. 23,000 sf plus parking**, centrally located with 7,000 sf of mezzanine offices and 2 interior loading platforms. For sale.

**2. 70,000 sf state-of-the-art warehouse facility** with 5,000 sf of parking and 5,000 sf of offices. 22 ft. ceiling

**JOHN  
MALTZ,  
SIOR,  
President,  
Greiner-Maltz**



height, gas radiant heat and 36 ft. column spans. Asking \$11,000,000.00.

**3. 10,600 sf, 2-story commercial building** with 2 drive-in's, 14 ft. ceilings, and finished offices. For sale or lease.

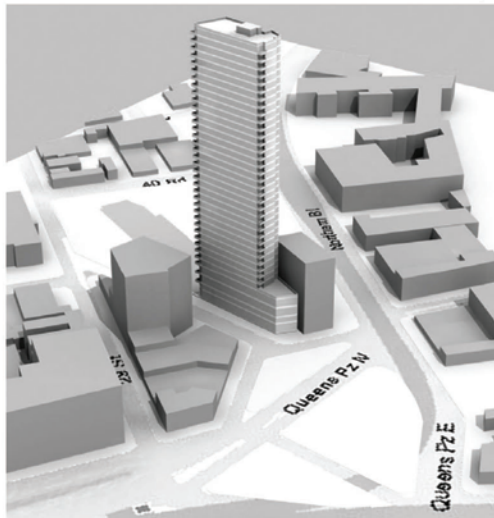
**4. 21,500 sf single-story** retail expansion building on Austin Street in Rego Park. For sale only.

**5. 19,000 sf, ground floor** of a superbly situated, fully fireproof and sprinklered loft building. Exclusive loading and nicely finished offices. Reasonable rent.

**6. 205,000 sf residential development site** at Queens Plaza. Below market sale price or joint venture offered.

**7. 40,000 sf stand-alone, mini-loft building** situated at the 7, V, W, N, Q, E, F and R subway trains. Delivered vacant for less than \$50.00 psf.

**8. 2,675 sf corner parcel in a dynamic commercial** Flushing neighborhood. Earn income plus development potential. Attractively priced for sale.



205,000 sf residential development site at Queens Plaza. Below market sale price or joint venture offered.

**9. 94,000 sf industrial building** in the heart of Long Island City with 19,000 sf of parking. 10 loading positions with full industrial and office build-out. Competitive asking sale price.

**10. 12,000 sf, fully fireproof and sprinklered** loft next to Astoria Film Studios. Competitive rental.

**11. 123,000 sf site at the Long Island Rail Road / #7 station.** Expandable to 240,000 sf. Additional features include 50,000 sf of buildings and 2 permitted advertising billboard signs. First time sale.



23,000 sf plus parking, centrally located with 7,000 sf of mezzanine offices and 2 interior loading platforms. For sale.



70,000 sf state-of-the-art warehouse facility with 5,000 sf of parking and 5,000 sf of offices. 22 ft. ceiling heights, gas radiant heat and 36 ft. column spans. Asking \$11,000,000.00.



12,000 sf, fully fireproof and sprinklered loft next to Astoria Film Studios. Competitive rental.



19,000 sf, ground floor of a superbly situated, fully fireproof and sprinklered loft building. Exclusive loading and nicely finished offices. Reasonable rent.

**John Maltz, SIOR, President, of Greiner-Maltz can be reached at 718-786-5050, via email at [jmaltz@greiner-maltz.com](mailto:jmaltz@greiner-maltz.com), or at [www.greiner-maltz.com](http://www.greiner-maltz.com).**