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By Daniel Geiger

## 3 Queens Industrial Sites Hit the Market

Likely to be sold separately, the three—all of which are just east of the Kosciuszko Bridge—include one 12-acre property.

Three development parcels in Queens just east of the Kosciuszko Bridge, including one 12-acre site, have hit the market and could fetch more than \$70 million.

Alan Cohen and Ben Waller, brokers at real estate firm ABS Partners, are marketing the vacant sites, which together can accommodate 1.3 million square feet of commercial space, to buyers who could use them for storage, distribution or warehouse space or as facilities for light manufacturing.

The sites sit next to a Restaurant Depot, a major supplier of wholesale food and cooking equipment to the city's restaurants, in Maspeth, Queens.

"We think there is huge demand for development sites like this right now as other former industrial neighborhoods in the city being converted to other uses such as hotel and office and industrial businesses are being pushed out," Mr. Waller said.

The biggest site, the 12-acre parcel, which sits along the banks of Newtown Creek, separating Brooklyn and Queens, isn't even connected to the city's roads. Mr. Cohen said that 57th Street, the nearest artery, will be extended beyond its current terminus next to Restaurant Depot to meet the site, which sits just east of that supply warehouse.

The other two sites, which are 1.5 and 2.2 acres in size, sit next to the Kosciuszko Bridge.

Mr. Cohen and Mr. Waller said the three sites will likely be sold separately.

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