

# 15-30 131<sup>ST</sup> STREET

COLLEGE POINT, NEW YORK 11356

FOR IMMEDIATE LEASE



PREMIUM INDUSTRIAL PROPERTY





**32,223 SF**  
GROUND FLOOR  
WAREHOUSE & SHOWROOM

**5,231 SF**  
MEZZANINE  
OFFICE

**5,649 SF**  
FENCED AND IMPROVED  
YARD

## SPACE FEATURES



CEILING HEIGHT  
**16' - 27'**



LOADING  
4 OVERHEAD  
DRIVE-IN  
DOORS



CRANE ACCESS  
EXISTING ON-SITE

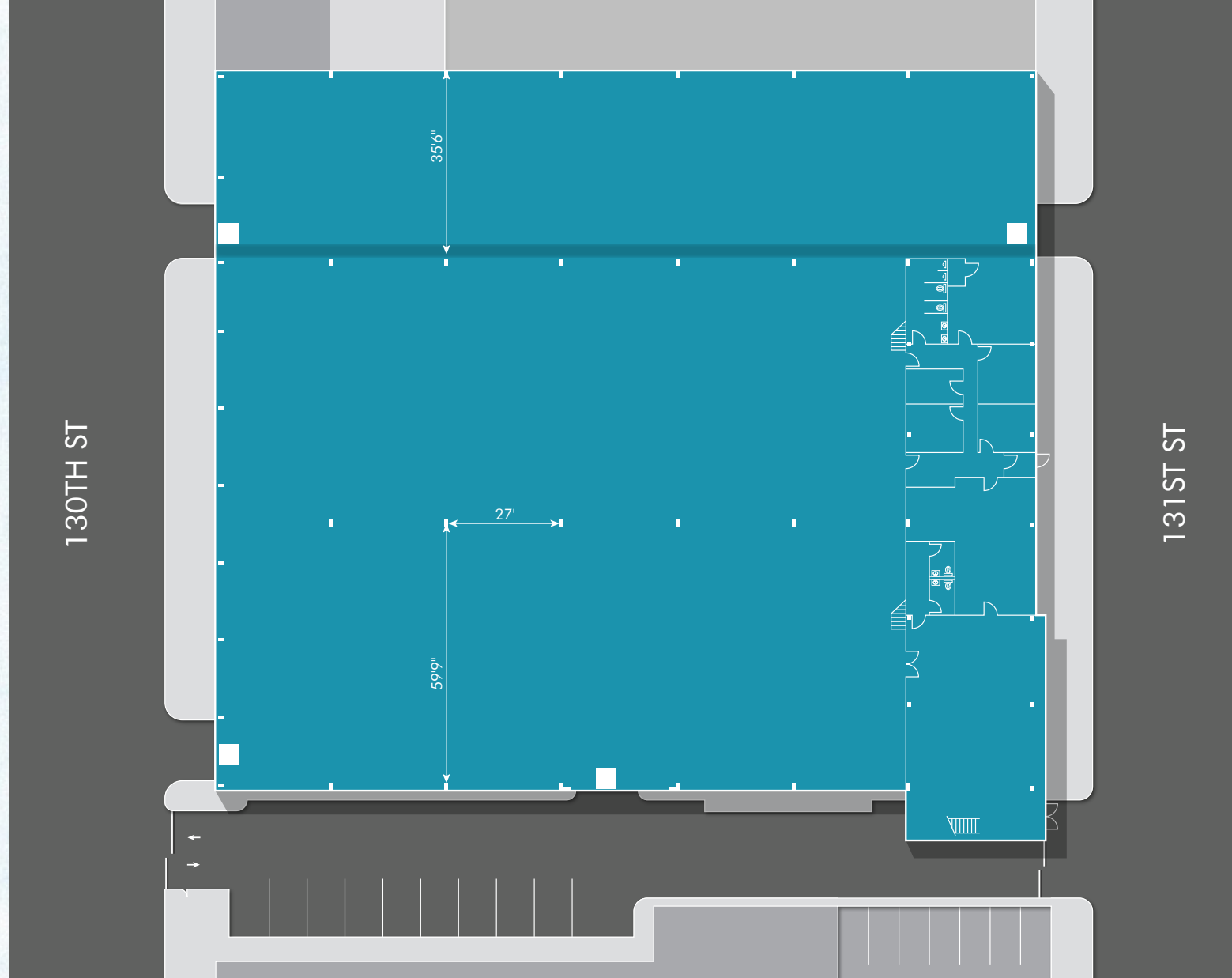


POWER SUPPLY  
HEAVY POWER WITH  
**2,500** AMPS SERVICE



ZONING  
**M1-1**  
INDUSTRIAL ZONE





# 15-30 131<sup>ST</sup> STREET SITE PLAN



**BLOCK-THROUGH ACCESS  
FROM 131<sup>ST</sup> STREET TO  
130<sup>TH</sup> STREET**



**SHOWROOM AND  
OFFICES WITH  
HIGH-END FINISHES**



**EASY ACCESS TO WHITESTONE EXPY,  
CROSS ISLAND EXPY, GRAND CENTRAL  
PKWY AND LONG ISLAND EXPY**



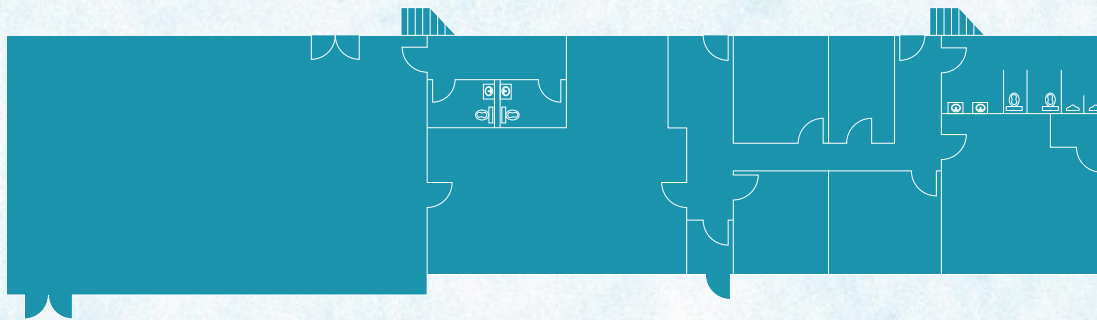
**4 CURBCUTS  
FOR CONVENIENT  
ACCESS**



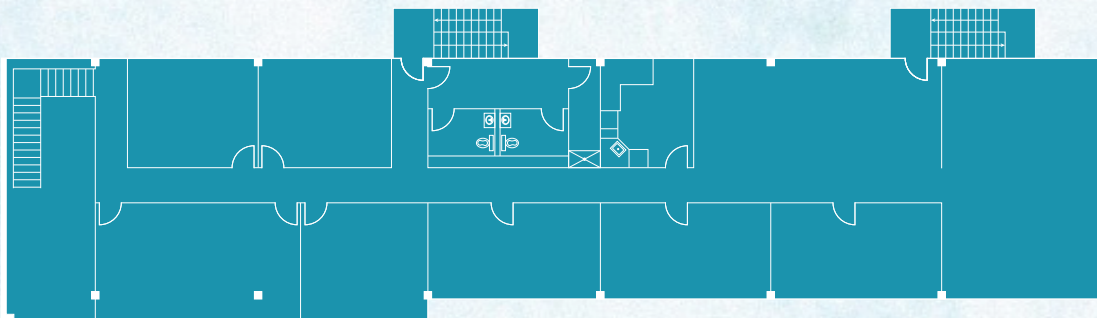
# PREMIUM INDUSTRIAL WAREHOUSE & SHOWROOM

with Gated Staging Area / Parking

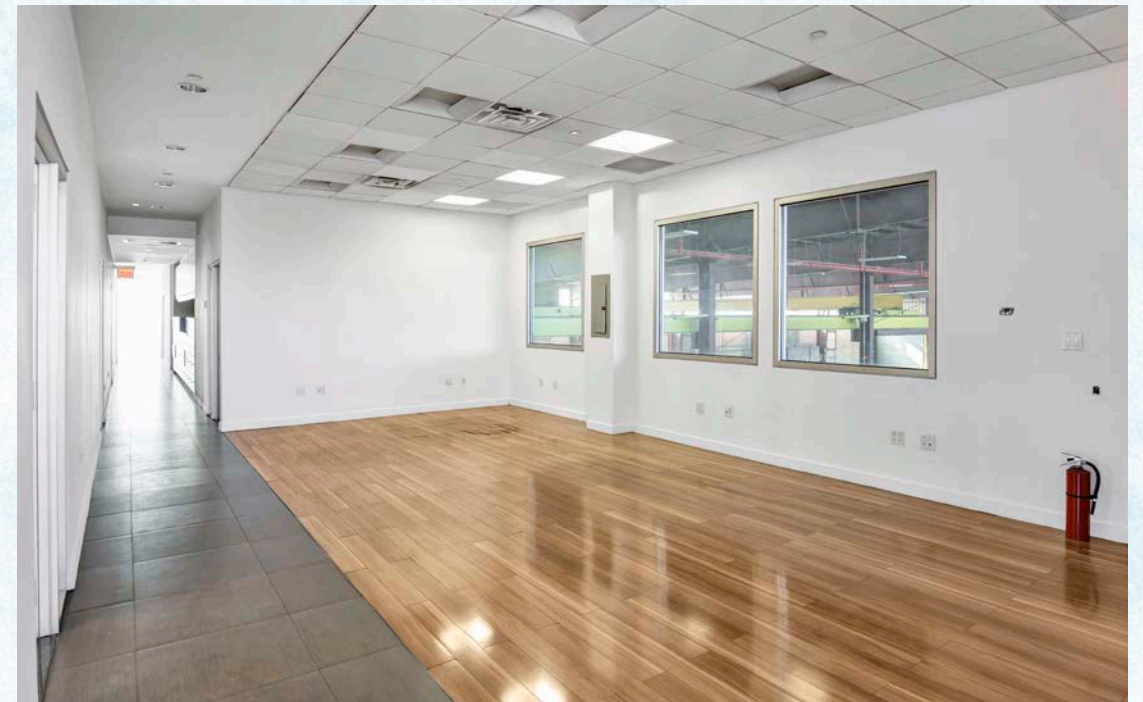
Experience unmatched industrial functionality at 15-30 131st Street, a premium industrial property in College Point, NY. With block-through access, a spacious showroom, substantial power capacity, and ample yard space, this versatile space meets the needs of modern businesses and customer-facing enterprises alike. Perfectly positioned near major transit routes, it offers seamless access to both JFK and LaGuardia Airports, the Whitestone and Throgs Neck Bridges, and key highways, enhancing its logistical appeal.



Ground Floor



Mezzanine



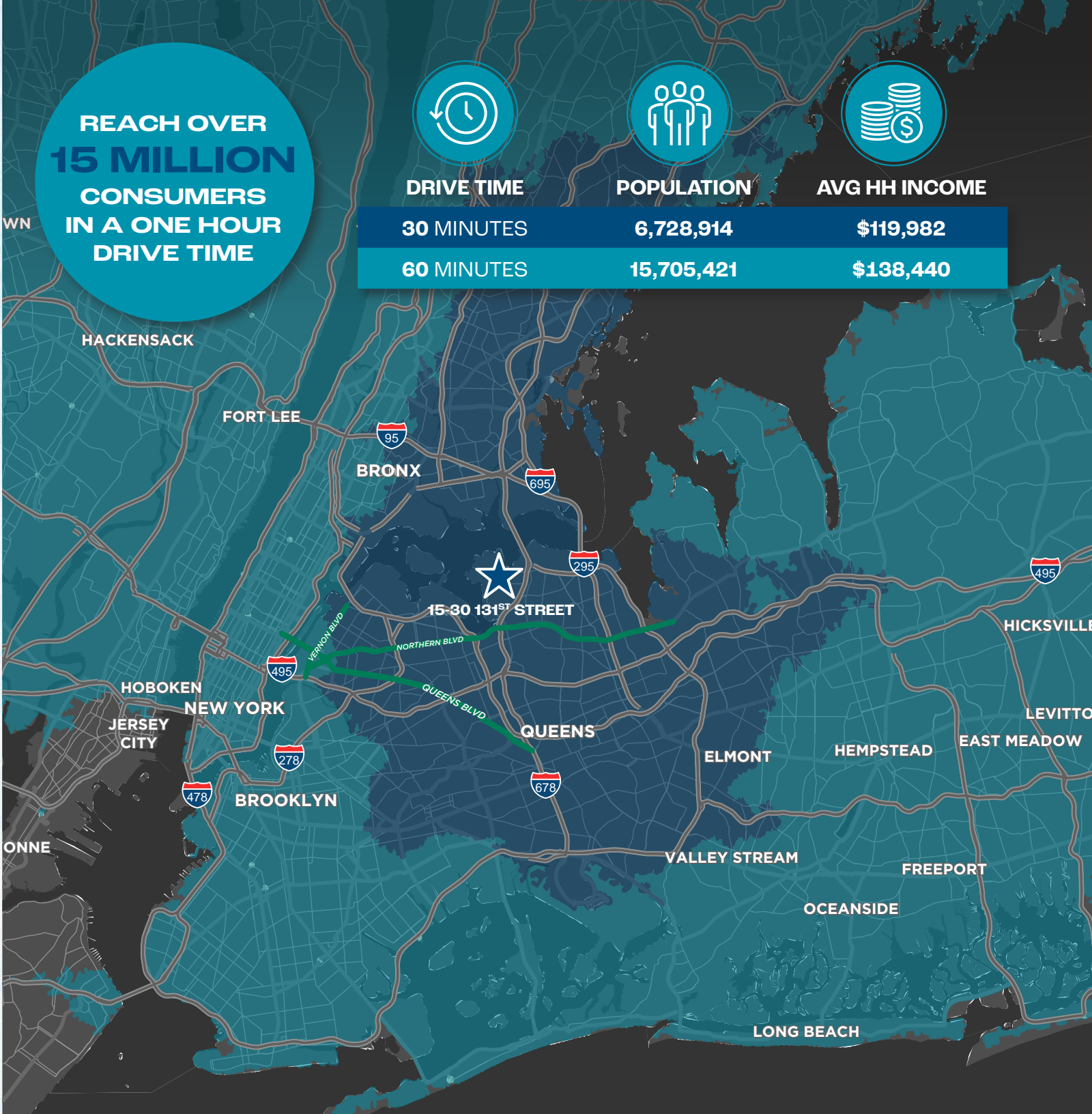


# DRIVE TIMES AND DEMOGRAPHICS



## DRIVE DISTANCES

I-678	0.7 MILES
WHITESTONE BRIDGE	2.9 MILES
I-495	3.0 MILES
LGA	3.8 MILES
THROGS NECK BRIDGE	5.4 MILES
I-278	5.4 MILES
RFK BRIDGE	6.7 MILES
GOLD COAST, LONG ISLAND	8.8 MILES
QUEENSBORO BRIDGE	9.0 MILES
JFK	10.8 MILES



REACH OVER  
**15 MILLION**  
CONSUMERS  
IN A ONE HOUR  
DRIVE TIME



DRIVE TIME

30 MINUTES

60 MINUTES



POPULATION

6,728,914

15,705,421

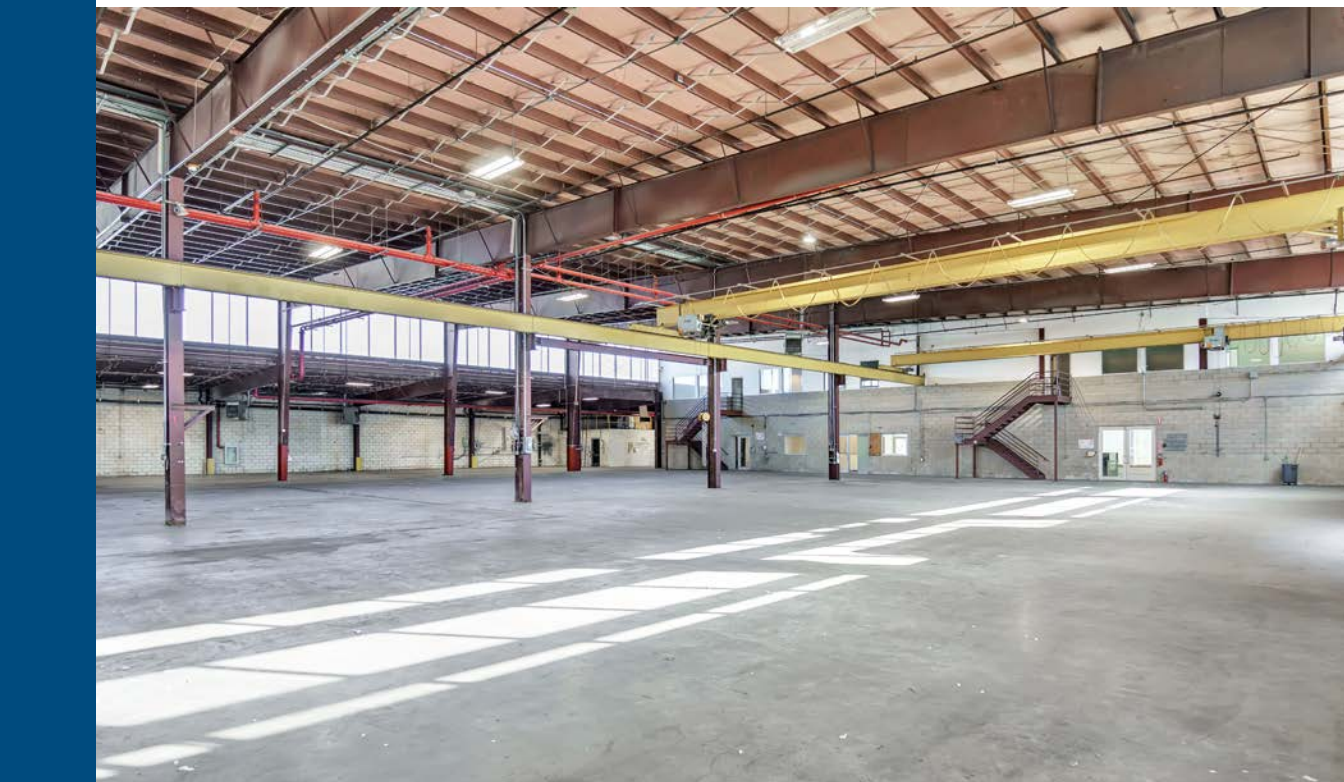


AVG HH INCOME

\$119,982

\$138,440







# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

Page 1 of 2

CO Number: 410035661F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	<b>Borough:</b> Queens	<b>Block Number:</b> 04116	<b>Certificate Type:</b> Final
	<b>Address:</b> 15-30 131 STREET	<b>Lot Number(s):</b> 6	<b>Effective Date:</b> 05/19/2015
	<b>Building Identification Number (BIN):</b> 4864455	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
B.	<b>Construction classification:</b> 1-E (1968 Code)		
	<b>Building Occupancy Group classification:</b> D-2 (1968 Code)		
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 1	<b>Height in feet:</b> 30	<b>No. of dwelling units:</b> 0
C.	<b>Fire Protection Equipment:</b> None associated with this filing.		
D.	<b>Type and number of open spaces:</b> Parking spaces (29), Parking (9628 square feet), Loading berths (1)		
E.	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



## Certificate of Occupancy

Page 2 of 2

CO Number: 410035661F

### Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	D-2		18A, 18C	11 PARKING SPACES
ME Z	25	100	D-2		18C	MANUFACTURING SUPPORT
001		OG	D-2		18A, 18C	16 PARKING SPACES
001	16	OG	D-2		18C	PART MANUFACTURING SUPPORT
001	30	OG	D-2		18A	PART OF MANUFACTURING
PERFORMANCE STANDARDS COMPLY WITH ZR 42-20						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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# 15-30 131<sup>ST</sup> STREET

COLLEGE POINT, NEW YORK, 11356



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