

Availabilities of today

±71,000 SF existing warehouse
±6.5 acres of fleet parking and outdoor storage



Opportunities for tomorrow

Up to 770,000 SF planned build-to-suit
multi-story logistics facility



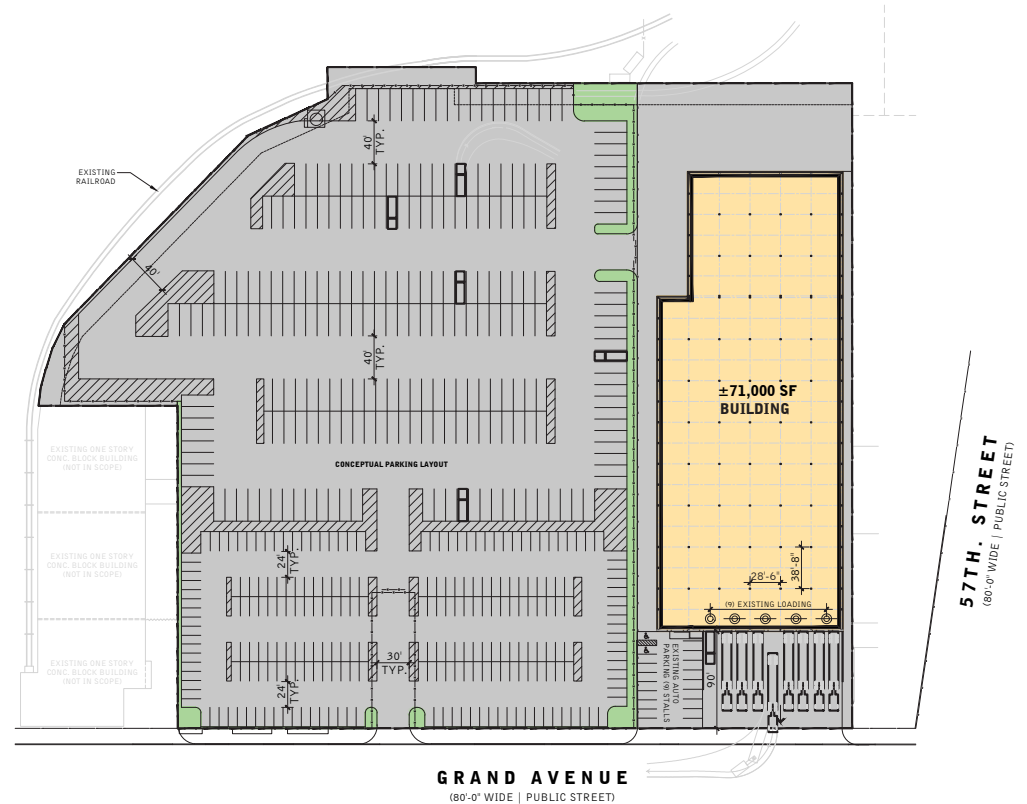
Availabilities of today

±71,000 SF existing warehouse
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The site at 55-15 Grand Avenue, **centrally located in Maspeth, Queens**, currently boasts existing warehouse space along with an **abundance of available parking and outside storage**. While the site transitions to the next phase of development, this property has the ability to **accommodate short to long-term building users** as well as a **variety of fleet vehicles** including trailers, box trucks, vans, cars, buses and construction equipment.

- ±71,000 SF existing warehouse
- ±21' clear height
- 9 interior loading positions
- ±6.5 acres of parking and outdoor storage
- Multiple access-ways to loading docks
- Rail integration
- Flexible tenancy terms
- Scale of site within high-density urban setting



Opportunities for tomorrow

Up to 770,000 SF planned build-to-suit
multi-story logistics facility

Slated to be one of New York City's next **multi-story logistics facilities**, the **opportunity** at Grand Logistics Center in Maspeth, Queens will consist of up to four levels of **modern state-of-the-art warehouse space**. **Direct loading** provided to the **first, second and third levels**.

Building features

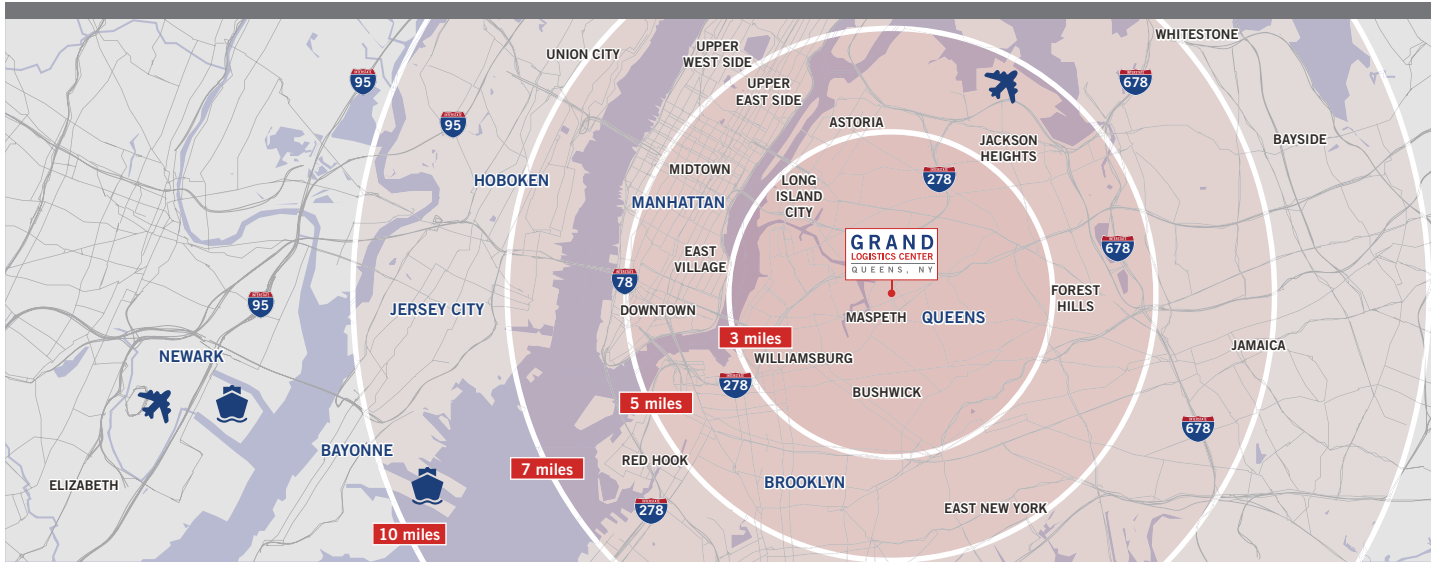
- 84 dock doors
- 470 car spaces
- 32 trailer stalls
- Secure truck courts
- On-site staging areas
- Office to suit



Advantage of a superior location

Centrally located in Maspeth, Queens, this site has convenient access to major truck routes including Long Island Expressway (I-495) and Brooklyn-Queens Expressway (I-278), and is proximate both to LaGuardia Airport (5.3 mi) and JFK International Airport (10.7 mi).

Grand Logistics Center is the ideal opportunity for retailers, e-commerce and NYC centric companies looking to satisfy the expedited shipping demands of the largest consumer base in the U.S. that live within the New York metropolitan area, a population of 20.4 million residents with 546.7 billion dollars of disposable income*.



Benefits of institutional ownership

LBA Logistics

LBA Logistics is a full service industrial real estate investment and management company with a diverse portfolio located in the major industrial markets throughout the country. LBA's industrial portfolio is owned in institutional partnerships totaling over 42 million square feet.

RXR

RXR is a leading owner, manager and developer of real estate with one of the largest commercial, residential and mixed-use portfolios across the New York Metropolitan Area. RXR prides itself on making communities better places to live and work by creating enduring value for its tenants, residents and investors. The company owns and manages real estate properties and investments with an aggregate gross asset value of approximately \$18 billion, comprising approximately 24 million square feet of commercial operating properties and approximately 6,000 multi-family and for sale units in various stages of development in the New York Metropolitan area.



*ESRI: NJ-NJ-PA Metropolitan Statistical Area 4

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