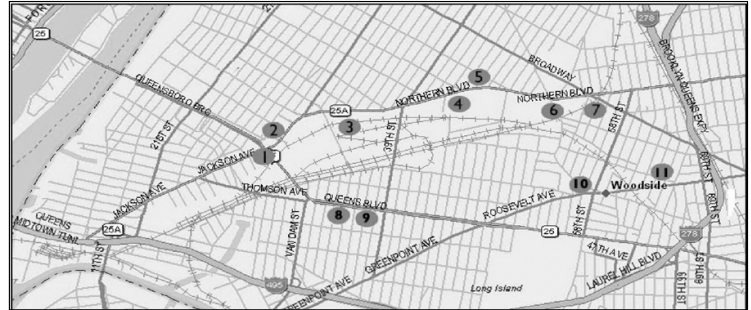


### THE CHANGING FACE OF WESTERN QUEENS

Have you noticed that wherever you drive, concrete trucks are double-parked, construction derricks loom overhead, and steel is rising where parking lots and attached frame housing once stood.

The following is a quick, property-by-property overview of the development transactions, which have most impacted the Western Queens skyline.

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



**1**  
**29-05 NORTHERN BLVD**  
This 17,800sf site has been sold, then joint-ventured for the development of a 200,000sf residential condo/hotel. The first in Long Island City.



**2**  
**29-76 NORTHERN BLVD**  
A 40,000sf office lease has been consummated for a Tollman—Hundley Hotels call center in this 225,000sf multi-story industrial loft building.



**3**  
**40-40 NORTHERN BLVD**  
This former Universal Ford Dealership has been sold to Lexus for their Queens flagship location.



**4**  
**41-02 NORTHERN BLVD**  
This one acre site, sold to Public Storage USA. Has been developed into a 111,000sf mini-storage facility.



**5**  
**42-07 NORTHERN BLVD**  
Adding their unique prestige to Northern Blvd's roster of auto-related retailers, Harley Davidson signed a 15-year lease for this 14,000sf showroom and garage facility.



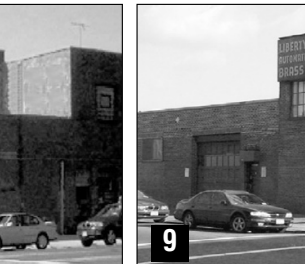
**6**  
**56-15 NORTHERN BLVD**  
This former 2-story, 27,000sf commercial uniform laundry has been sold to a developer for its conversion to retail and office space.



**7**  
**62-10 NORTHERN BLVD**  
This 2-story 72,460sf industrial building had once housed a watch-band factory and publishing house. It has now been sold to Toyota as their Queens flagship location.



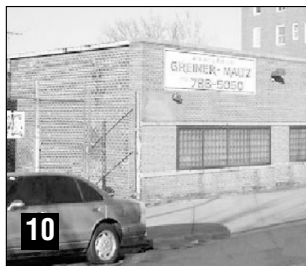
**8**  
**37-16 QUEENS BLVD**  
This 18,000sf site has been redeveloped into a 50-room hotel operated by La Quinta Inn.



**9**  
**38-01/09 QUEENS BLVD**  
This site, buildable to 45,000sf, is under contract for its development for high-end commercial occupancy.



**10**  
**58-25 QUEENS BLVD**  
This single story, 15,500sf warehouse property will soon be the home of a new 77,000sf mid-rise residential and retail property.



**11**  
**63-06/10 QUEENS BLVD**  
This former 23,000sf building materials warehouse and showroom has been transformed into a 75,000sf residential mid-rise tower with residential and office space.



**12**  
**POTENTIAL RENDERING**

**PRIME RESIDENTIAL DEVELOPMENT SITE**  
AT THE  
**GATEWAY TO MDTOWN MANHATTAN**

**100,000 SQ. FT. BUILDABLE**

**PROMINENT LONG ISLAND CITY LOCATION**  
5 MINUTES TO MDTOWN MANHATTAN  
AT THE 59<sup>TH</sup> STREET BRIDGE  
AND ALL SUBWAYS

**EASY ACCESS TO:**  
THE LONG ISLAND EXPRESSWAY  
THE BROOKLYN/QUEENS EXPRESSWAY  
THE GRAND CENTRAL PARKWAY

**AVAILABLE FOR SALE**  
41-20 CRESCENT STREET, LONG ISLAND CITY, NY

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