

Turnbridge Equities and Harbor Group partner on East New York warehouse

Proximity to JFK fuels \$4.4 million deal for logistics hub



By Daniel Geiger



Photo: Turnbridge Equities and Harbor Group International

Rendering of 2300 Linden Boulevard after renovation

A partnership between the real estate investment firms Turnbridge Equities and Harbor Group International has entered into an agreement to ground lease a 90,000 square foot warehouse property in East New York, with an option to purchase the building in five years.

Nelson said the property's proximity to Kennedy Airport would make it attractive to a bustling ecosystem of shipping and logistics tenants.

"The JFK submarket is 98% occupied," Nelson said. "This is a location that serves that demand, but it's also proximate to 15 million people in Manhattan, Queens and Long Island."

The solar array is also seen as an attractive amenity.

"Especially for a high power user, this is a differentiator because they won't have to pay as much for their electricity," Nelson said, noting that the Turnbridge Equities and Harbor Group could also sell power to other users on the grid.

The real estate services firm Greiner Maltz handled the sale of the ground lease. Turnbridge and Harbor hired Ayall Schanzer, the president and CEO of Greiner Maltz, to lease the property.

Schanzer recently [arranged a deal for the HBO series *The Deuce*](#) to lease a roughly 90,000 square foot building in the South Bronx to produce the show's second season.