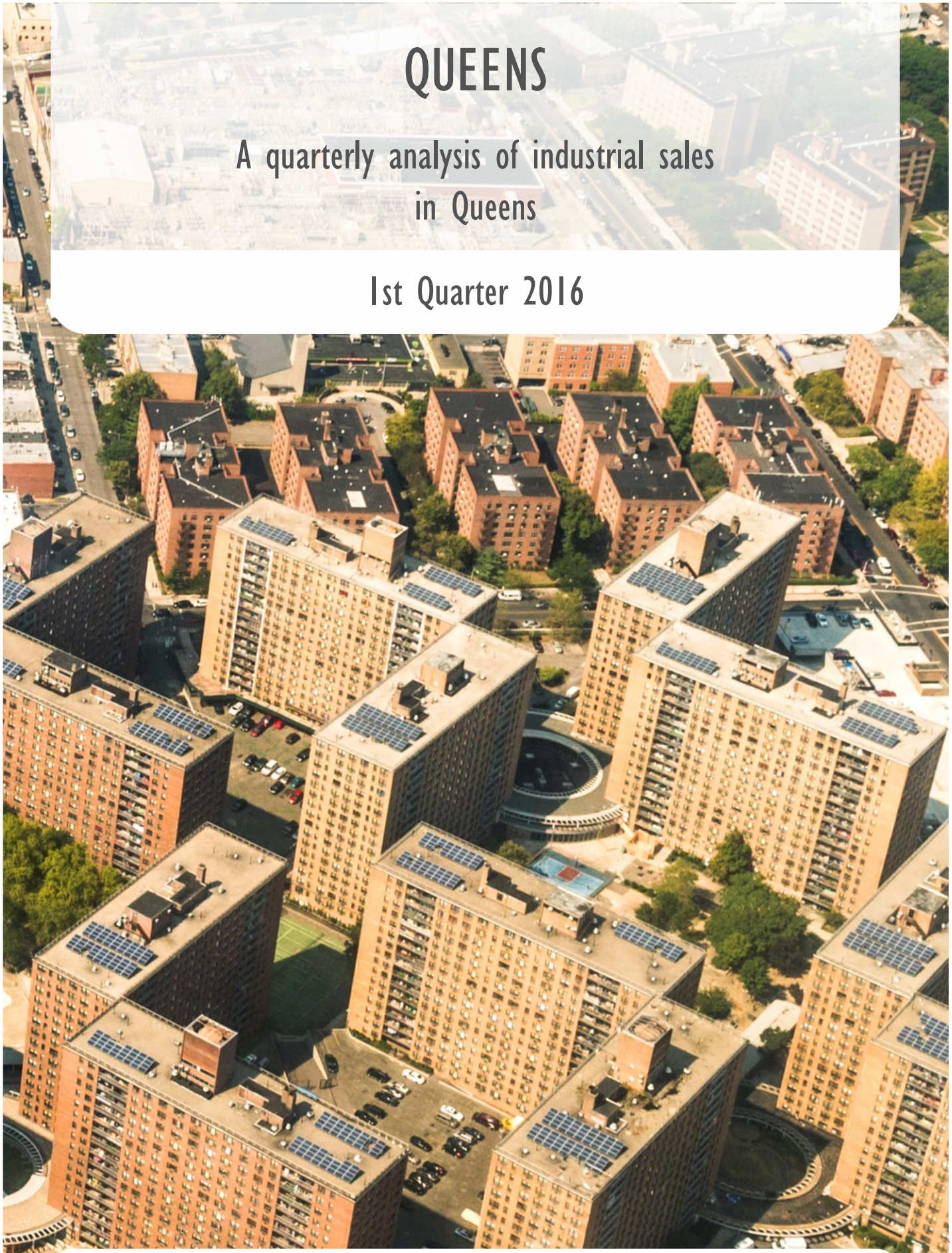
QUEENS

A quarterly analysis of industrial sales in Queens

1st Quarter 2016



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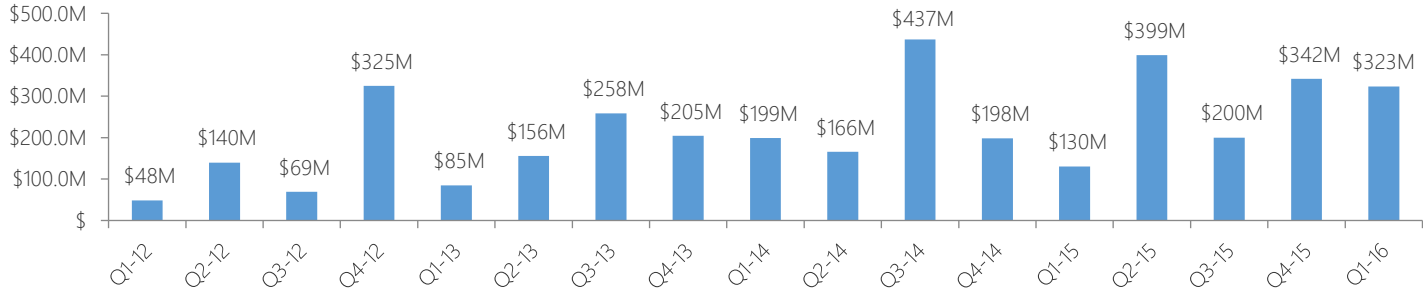
Industrial Market Report, 1st Quarter 2016
Queens

SUMMARY

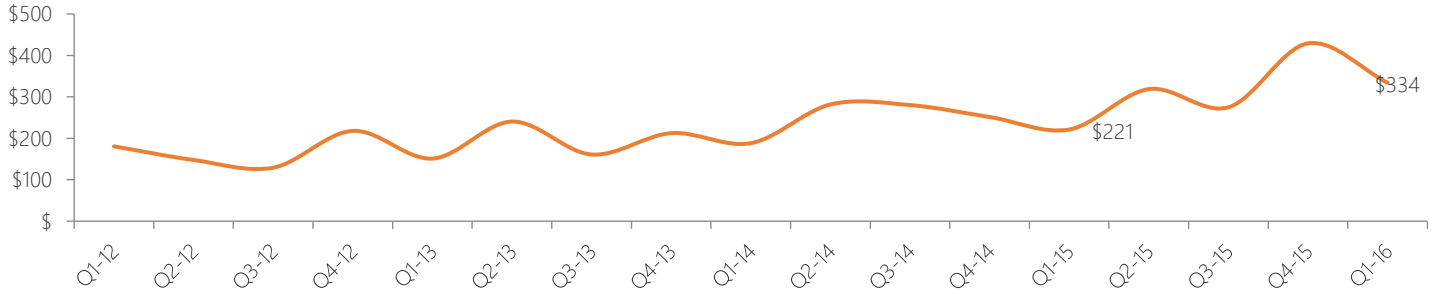
SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/SQ.FT.	TOTAL SQ.FT.
$323M	41	$334	965K
149% YoY	3% YoY	51% YoY	64% YoY

INDUSTRIAL SPACES

Sales Volume



Average Sale Price per Square Foot



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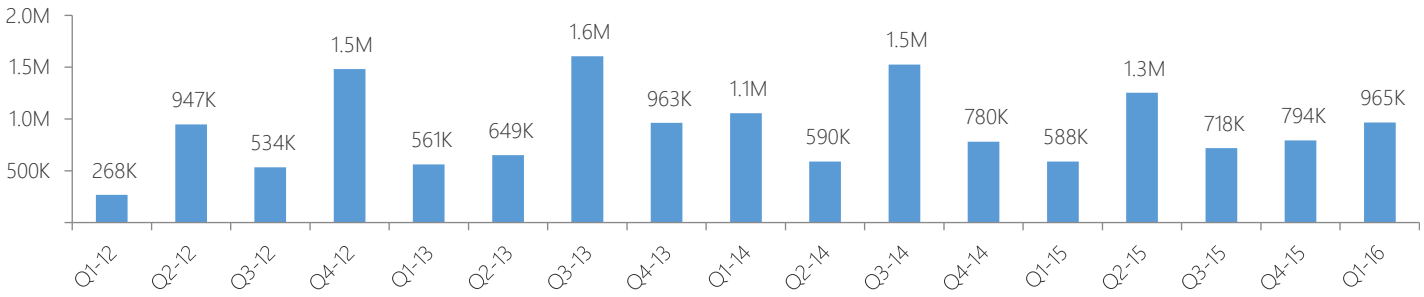
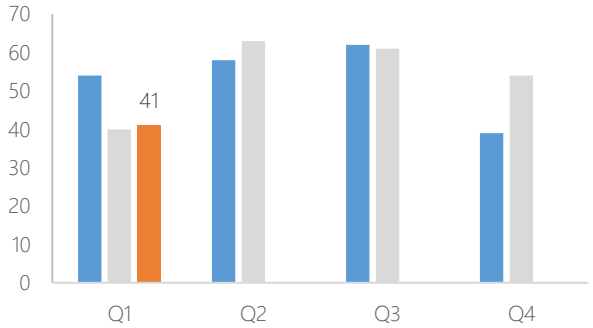
Total Sq. Ft.



Number of Transactions

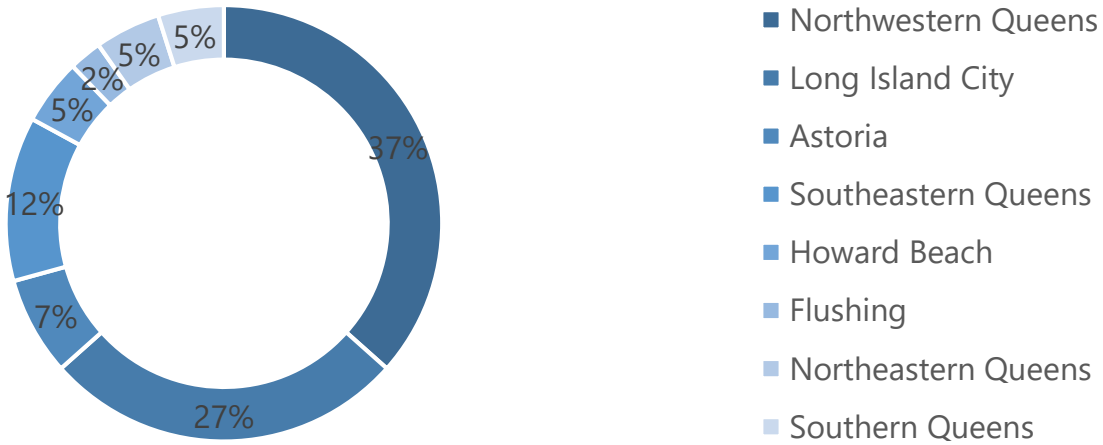
Quarter	2014	2015	2016
Q1	54	40	41
Q2	58	63	
Q3	62	61	
Q4	39	54	



STATS BY NEIGHBORHOODS

Neighborhood	Sales volume	Y-o-Y	Avg. price/sqft	Y-o-Y	Total sq.ft.	Y-o-Y	Sales	Y-o-Y
Northwestern Queens	$154,282,890	219%	$333	132%	463,920	37%	15	15%
Long Island City	$127,832,434	288%	$354	-9%	361,525	328%	11	-8%
Astoria	$13,950,000	-40%	$255	-24%	54,600	-20%	3	0%
Southeastern Queens	$9,679,571	4%	$377	34%	23,133	-30%	5	0%
Howard Beach	$5,450,000	47%	$284	8%	19,222	37%	2	0%
Flushing	$5,333,333	207%	$546	57%	9,775	96%	1	0%
Northeastern Queens	$4,670,000	-25%	$213	-82%	21,900	314%	2	0%
Southern Queens	$2,100,000	-54%	$184	59%	11,395	-71%	2	0%

No. of transactions



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LIST OF TRANSACTIONS

Neighborhood	Address	Sale date	Sale price	Sqft	Price/sqft	Pkg. deal
Northwestern Queens	2109-2119 Borden Ave	1-Mar-16	$62,500,000	168,000	$372	No
Long Island City	3602-3618 Northern Blvd	2-Feb-16	$57,000,000	96,000	$349	Yes
Long Island City	3620 Northern Blvd	2-Feb-16	$57,000,000	67,500	$349	Yes
Northwestern Queens	2330 Borden Ave	18-Feb-16	$48,000,000	181,674	$264	No
Long Island City	2102 49 Ave	1-Mar-16	$41,000,000	108,000	$380	Yes
Northwestern Queens	6902-6908 Queens Blvd	3-Feb-16	$12,750,000	4,335	$2,941	No
Northwestern Queens	1940 Flushing Ave	7-Jan-16	$10,500,000	25,234	$416	No
Long Island City	1102-1104 37 Ave	26-Feb-16	$8,100,000	15,000	$540	No
Astoria	4601 20 Ave	23-Feb-16	$6,550,000	31,600	$207	No
Long Island City	4015 27 St	10-Mar-16	$6,000,000	2,500	$2,400	No
Astoria	4315 20 Ave	4-Feb-16	$5,900,000	18,000	$328	No
Flushing	3520 College Point Blvd	2-Feb-16	$5,333,333	9,775	$546	No
Northwestern Queens	6410 Maurice Ave	29-Feb-16	$4,850,000	9,633	$503	No
Howard Beach	9708 Rockaway Blvd	4-Mar-16	$4,300,000	14,122	$304	No
Northeastern Queens	1429 112 St	29-Feb-16	$4,200,000	20,250	$207	No
Long Island City	1037 47 Rd	29-Mar-16	$3,550,000	6,300	$563	No
Long Island City	4637 Vernon Blvd	29-Jan-16	$3,500,000	5,000	$700	No
Northwestern Queens	6006 60 St	31-Mar-16	$2,700,000	4,794	$563	No
Northwestern Queens	6001 Northern Blvd	29-Jan-16	$2,500,000	6,500	$385	No
Southeastern Queens	8949 129 St	16-Feb-16	$2,500,000	6,880	$363	No
Northwestern Queens	12646 34 Ave	22-Mar-16	$2,391,200	3,960	$604	No
Long Island City	2512 37 Ave	17-Mar-16	$2,200,000	2,500	$880	No
Long Island City	2110-2115 46 Rd	22-Mar-16	$2,184,025	1,455	$1,501	No
Southeastern Queens	21791 Hempstead Ave	1-Mar-16	$1,975,000	1,249	$369	Yes
Southeastern Queens	21779-21783 Hempstead Ave	1-Mar-16	$1,975,000	4,110	$369	Yes
Northwestern Queens	7733 Queens Blvd	22-Feb-16	$1,973,895	794	$2,486	No
Long Island City	2712 37 Ave	11-Feb-16	$1,875,000	3,020	$621	No
Northwestern Queens	1837 Decatur St	3-Mar-16	$1,820,000	6,625	$275	No
Southeastern Queens	14314 94 Ave	10-Mar-16	$1,800,000	1,170	$759	Yes
Southeastern Queens	14316 94 Ave	10-Mar-16	$1,800,000	1,200	$759	Yes
Astoria	1933-1936 37 St	28-Jan-16	$1,500,000	5,000	$300	No
Northwestern Queens	5736 58 Pl	1-Mar-16	$1,483,889	5,200	$285	No
Long Island City	4330 24 St	16-Mar-16	$1,457,549	50,000	$29	No
Northwestern Queens	5745 Rust St	11-Mar-16	$1,268,906	41,313	$31	No
Southeastern Queens	9510 218 St	18-Mar-16	$1,250,000	6,840	$183	No
Southeastern Queens	11102 101 Ave	20-Jan-16	$1,200,000	1,684	$713	No
Southern Queens	1250 Brunswick Ave	14-Jan-16	$1,200,000	9,600	$125	Yes
Howard Beach	10910 98 St	28-Jan-16	$1,150,000	5,100	$225	No
Northwestern Queens	5319 Woodside Ave	11-Jan-16	$1,125,000	4,000	$281	No
Long Island City	4011 23 St	8-Mar-16	$965,859	4,250	$227	No
Southeastern Queens	21310 Jamaica Ave	22-Mar-16	$954,571	200	$4,773	No
Southern Queens	1074 Beach 22 St	31-Mar-16	$900,000	1,795	$501	No
Northeastern Queens	11530 14 Rd	25-Jan-16	$470,000	1,650	$285	No
Northwestern Queens	6061 Cooper Ave	15-Mar-16	$225,000	1,250	$180	No
Northwestern Queens	7102 64 St	10-Feb-16	$195,000	608	$321	No