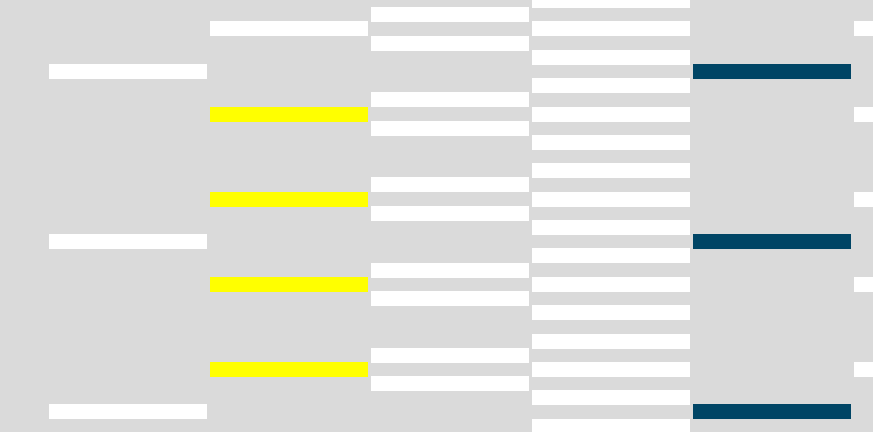


THE BORDEN COMPLEX

A new benchmark in New York City urban industrial space

CLASS A URBAN INDUSTRIAL SPACE
LONG ISLAND CITY
DELIVERING MID 2024

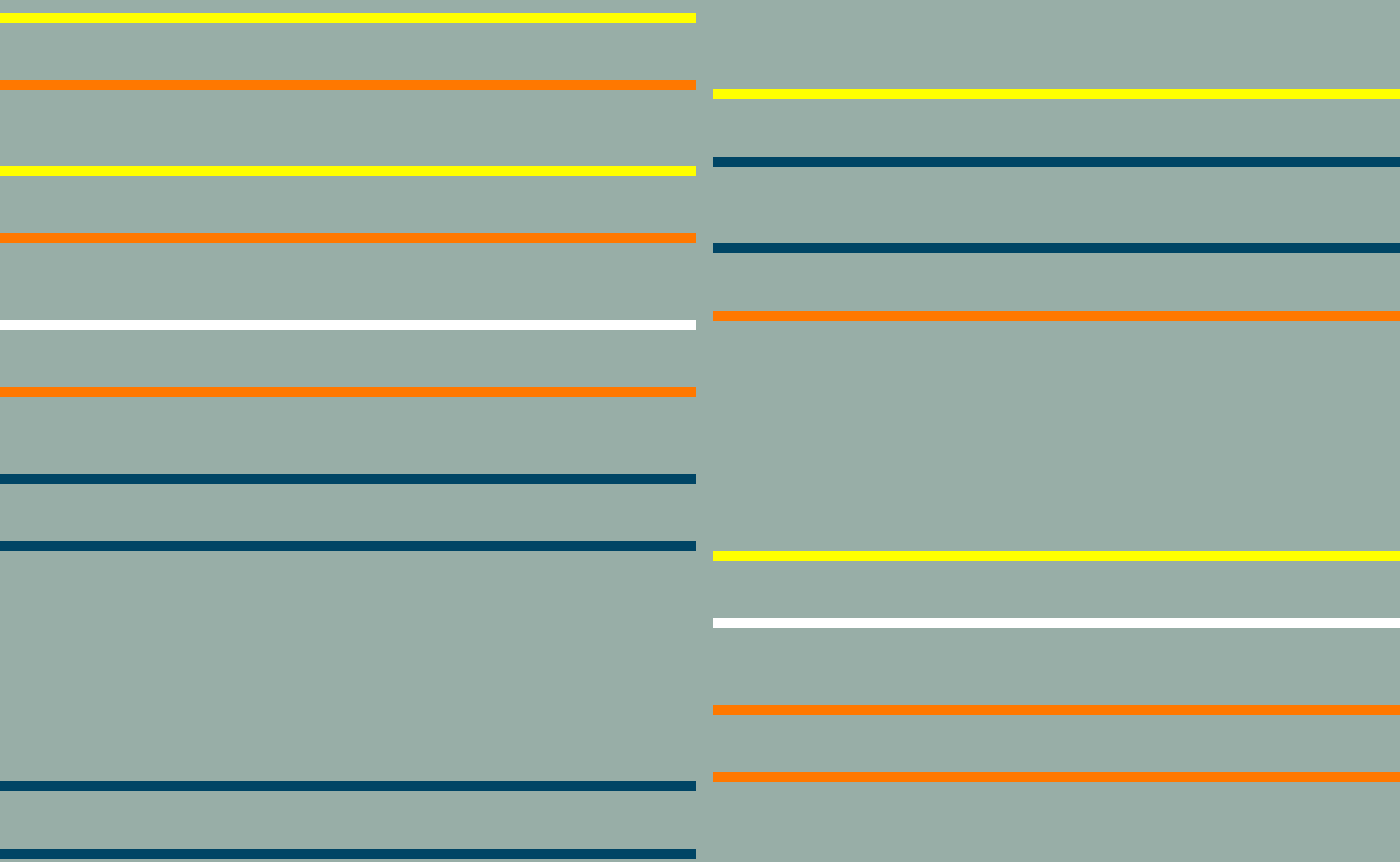


Unparalleled location Unbeatable access





Unmatched proximity to reach multiple consumer bases



Serving Manhattan, Queens, Brooklyn and beyond



Demographic Statistics*

Within a 3 mile radius of the site:

TOTAL POPULATION: 1,366,795

(0.4% of the US total population)

LABOR FORCE: 747,144

(0.4% of the US total labor force)

MEDIAN HOUSEHOLD INCOME: \$109,292

(50.9% higher than US average)

MEDIAN DISPOSABLE INCOME: \$84,842

(45.4% higher than US average)

MILLENNIAL POPULATION: 488,647

(0.6% of US total millennial population)

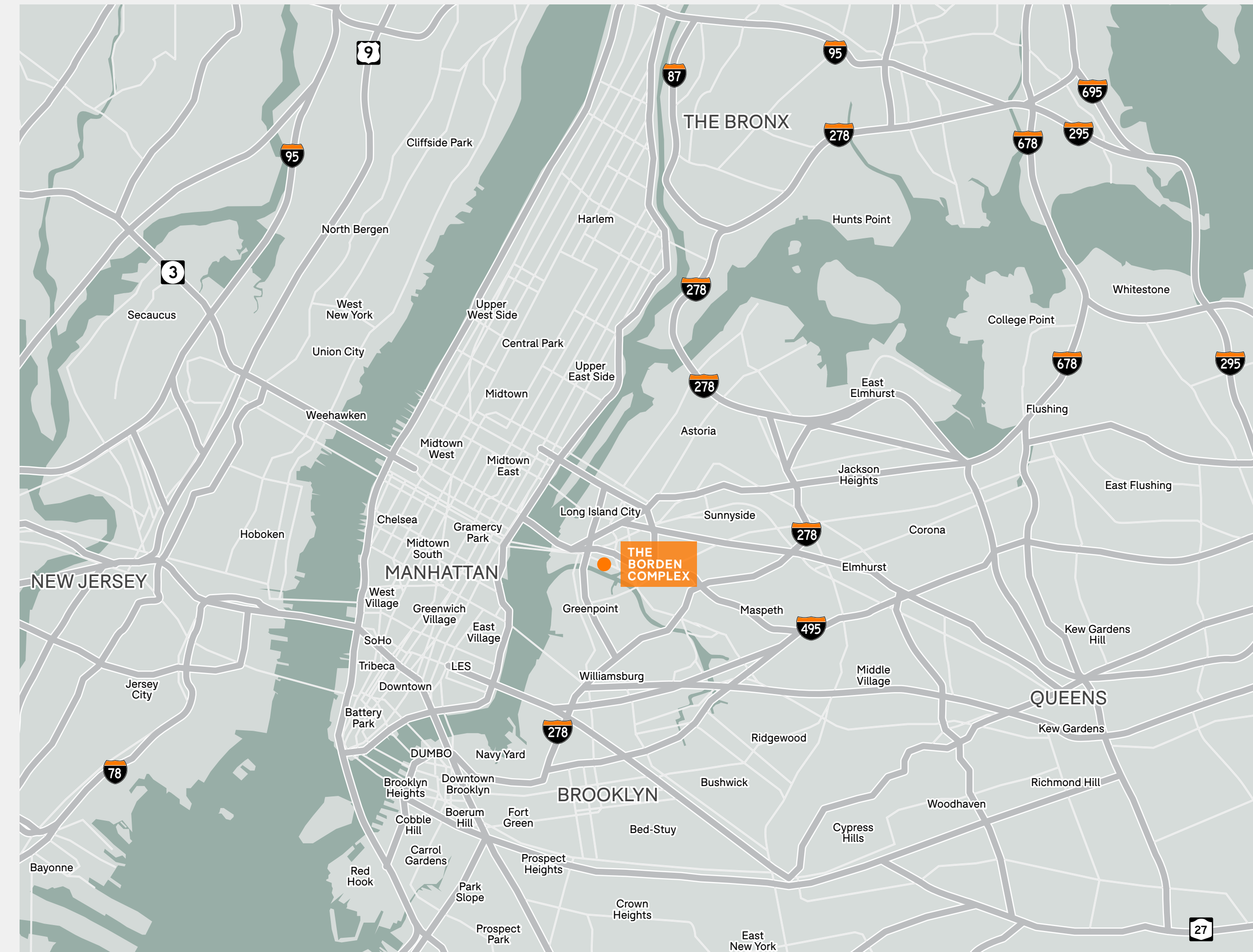
*Source: ESRI 2022, EMSI 2022



Fast and easy access

DRIVING TIMES

2 MINS	Long Island Expressway
3 MINS	Queens Midtown Tunnel
4 MINS	Brooklyn
6 MINS	Queensboro Bridge
8 MINS	Brooklyn-Queens Expressway
10 MINS	LaGuardia Airport
10 MINS	Midtown Manhattan
17 MINS	Manhattan Bridge
23 MINS	Brooklyn Bridge
24 MINS	Downtown Manhattan
30 MINS	JFK Airport
53 MINS	Port Newark/Elizabeth



The Borden Complex is centrally located to serve Manhattan, Queens, Brooklyn, the Bronx and beyond. Stay well connected with fast and easy access to your distribution network with the Queens Midtown Tunnel and Queensboro Bridge only minutes away.

Borden Avenue in Long Island City, Queens features multiple dedicated ingress & egress points for fleet vehicles as well as commuting employees.

Offering next level urban industrial space and design

Built from the ground up, The Borden Complex offers industrial users three stories of large floor plates and covered rooftop parking – setting a new standard in class A urban industrial space that delivers on your business needs ranging from access to sustainability and latest technology.

SPECS

TOTAL RSF

+/- 680,000 RSF

FLOORS

3 floors + roof

CLEAR HEIGHT

up to 28'

PARKING

Covered rooftop parking

DOCK HIGH DOORS

46 total

DRIVE-IN DOORS

12 total

FLOOR LOADS

up to 500 lbs

ELECTRICAL

EV ready and up to ~12,000 amps

Highly Efficient Floor Plans

Three stories of large
floor plates and covered
rooftop parking



Floor Plan

1st floor

CLEAR HEIGHT

28'

FLOOR LOAD

500 lbs

COLUMN SPACING

40' x 40'

DOCK DOORS



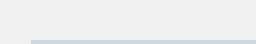
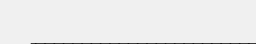
23 high dock doors

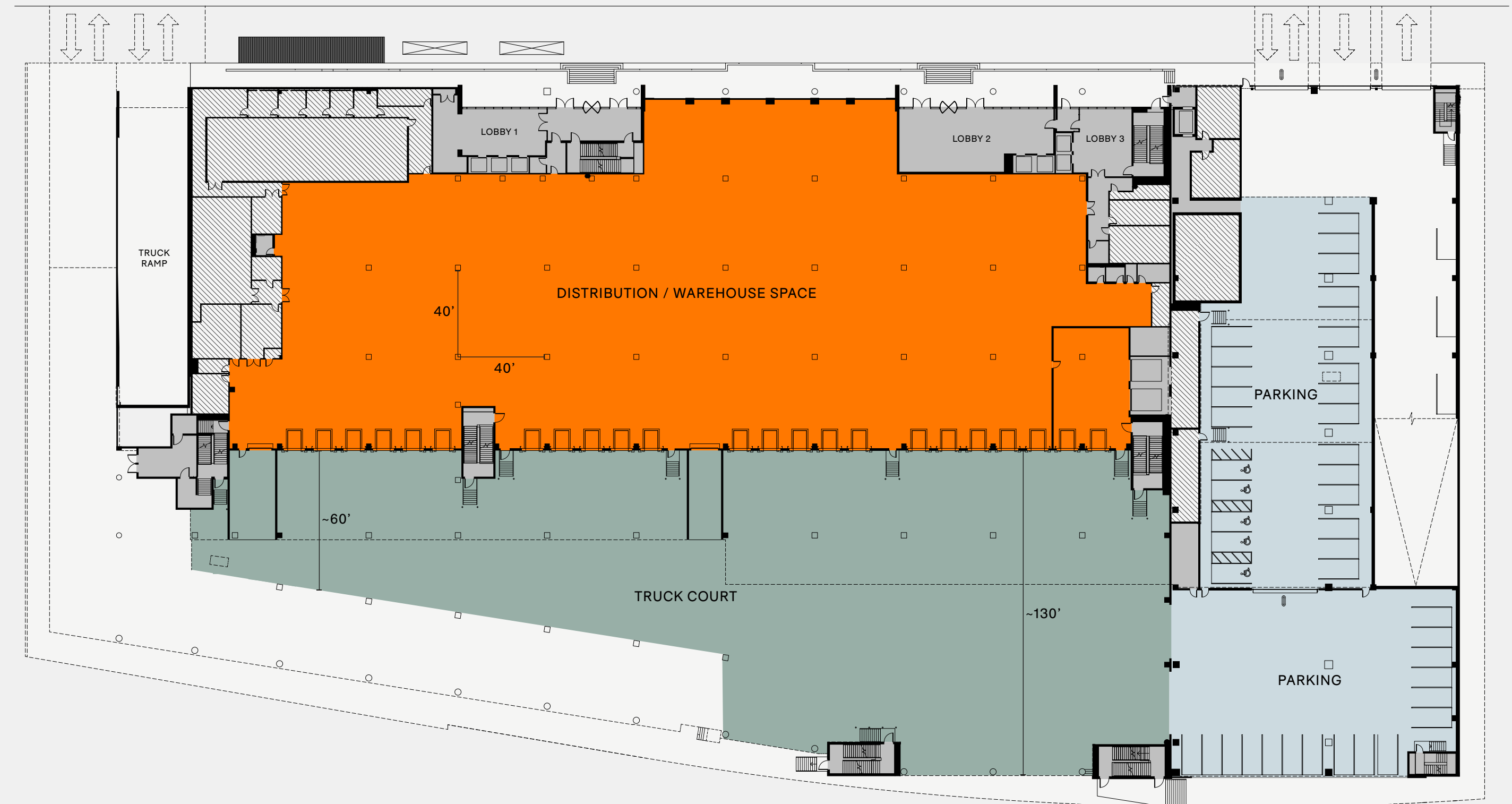
DRIVE-INS

2 drive-ins

TRUCK COURT

~60'-130'+

-  DISTRIBUTION / WAREHOUSE SPACE
-  TRUCK COURT
-  PARKING
-  MECHANICAL



Floor Plan

2nd floor

CLEAR HEIGHT

28'

FLOOR LOAD

400 lbs

COLUMN SPACING

40' x 40'

DOCK DOORS



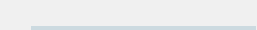
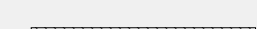
23 high dock doors

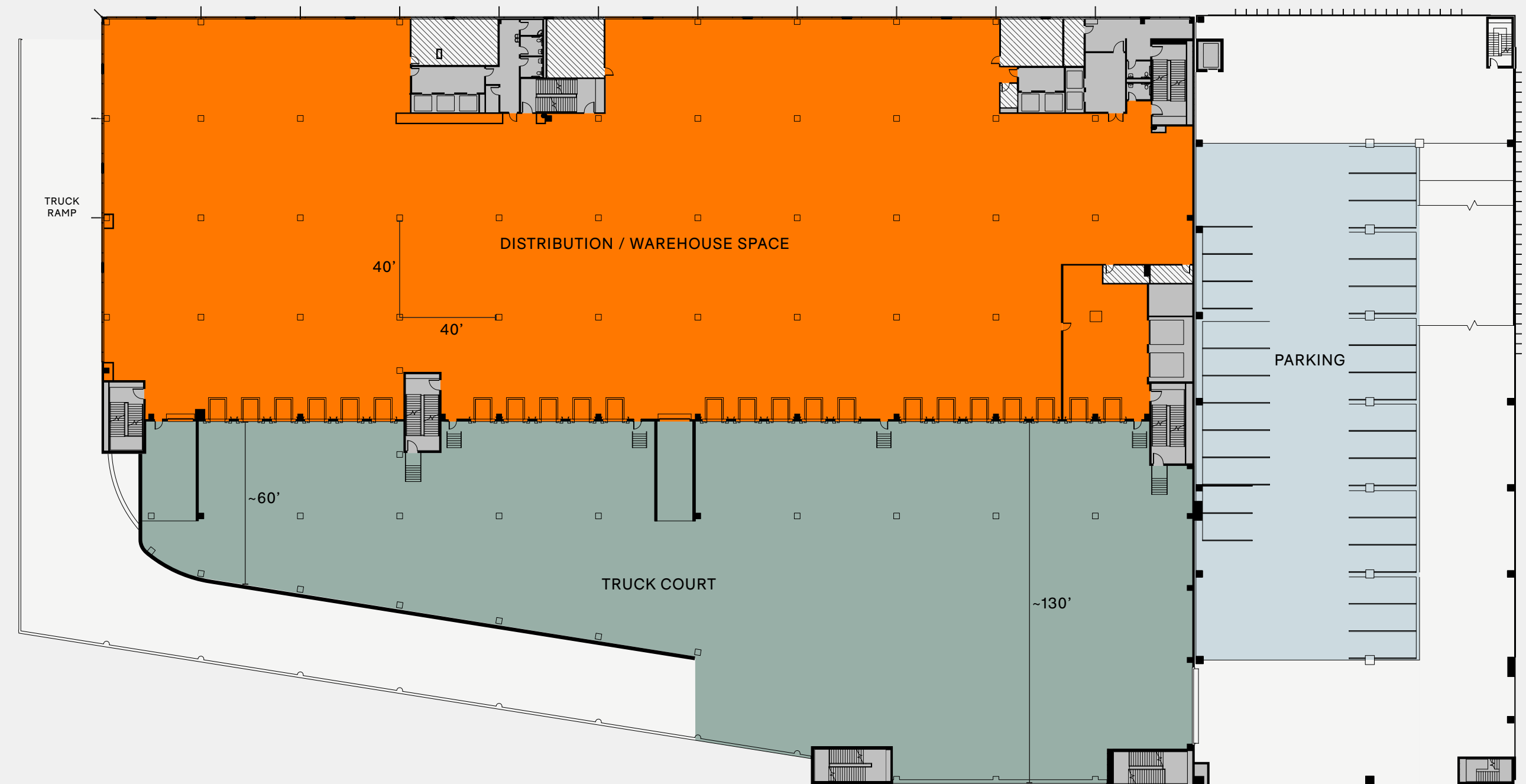
DRIVE-INS

2 drive-ins

TRUCK COURT

~60'-130'+

-  DISTRIBUTION / WAREHOUSE SPACE
-  TRUCK COURT
-  PARKING
-  MECHANICAL



Floor Plan

3rd floor

CLEAR HEIGHT

24'

FLOOR LOAD



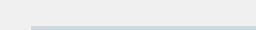
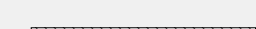
350 lbs

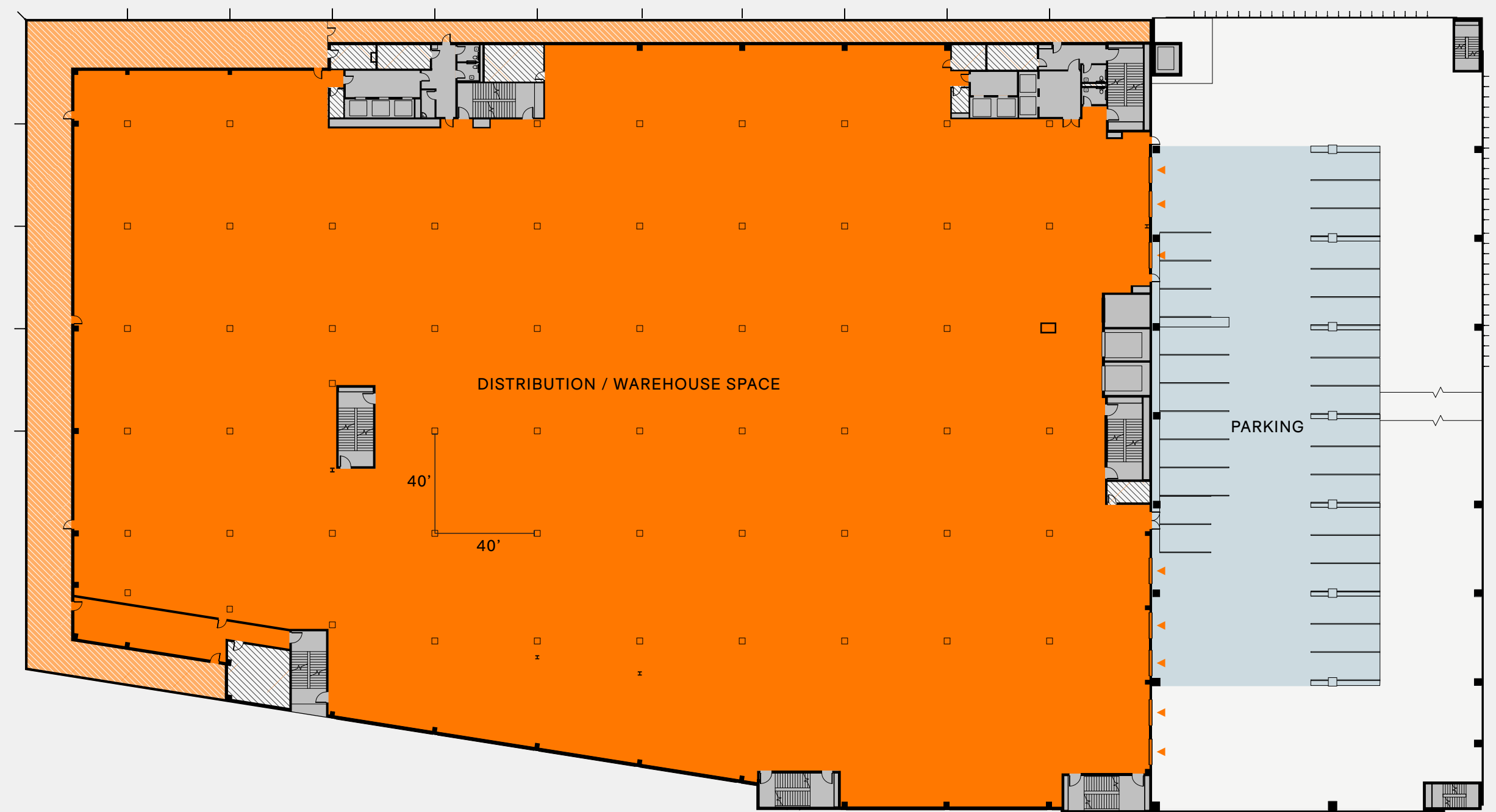
COLUMN SPACING

40' x 40'

DRIVE-INS

8 drive-ins

-  DISTRIBUTION / WAREHOUSE SPACE
-  TRUCK COURT
-  PARKING
-  MECHANICAL



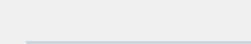
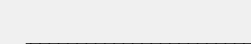


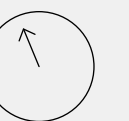
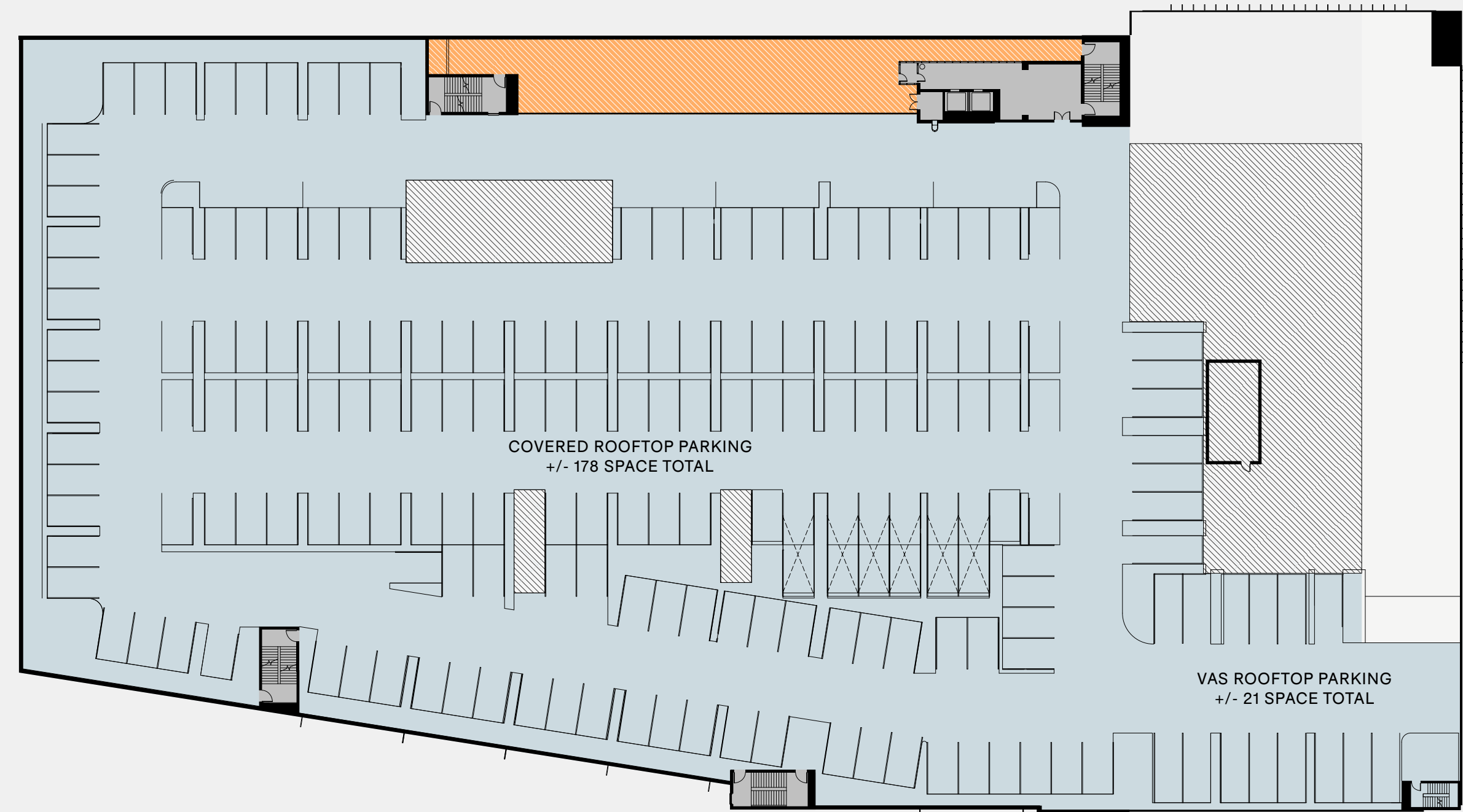
TRUE NORTH

Floor Plan

Roof

Parking Structure + Covered Rooftop Parking

-  DISTRIBUTION / WAREHOUSE SPACE
-  TRUCK COURT
-  PARKING
-  MECHANICAL



TRUE NORTH

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THE BORDEN COMPLEX

