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HARVEST INTERNATIONAL RETAINED EXCLUSIVELY TO SELL LONG ISLAND CITY DEVELOPMENT SITE

Long Island City, NY – Harvest International has been retained on an exclusive basis to sell a development site at 36-33 31st Street, located on the east side of 31st Street between 36th Avenue and 37th Avenue on the Astoria/Long Island City border. The subject property is a ±5,600 SF lot that measures 50 feet by 116 feet deep and is currently improved with a two-family structure, which will be delivered vacant upon closing. The asking price is \$3,100,000.

The first 100 feet of the property from 31st Street is zoned M1-2/R6A and the lot area beyond 100 feet is zoned M1-2/R5B, allowing for ±16,060 SF to be developed.

36-33 31st Street is located approximately 400 feet from the N and Q trains at 36th Avenue/31st Street, and four blocks away from the M and R trains on Northern Boulevard/36th Street.

Major employers/organizations in the immediate vicinity include Kaufman Astoria Studios, Silvercup Studios, JetBlue, MetLife, Barclays, RCN Corporation and Citigroup. Additionally, the NYC Department of Health and Mental Hygiene occupies 670,000 SF at Two Gotham Center in Queens Plaza, which has approximately 3,000 employees on-site.

This opportunity presents builders and developers the opportunity to acquire a vacant transit-oriented development site in an area that is experiencing consistent development and market absorption due to an exceptional demand for housing.

The property is being marketed by Harvest International's Daphne Zhou-Chan, Theo Kontis and Vincenzo Amato.

About Harvest International

Since 1992, Harvest International has been providing commercial and industrial brokerage services ranging from retail leasing, market entry advisory, acquisition and disposition of investment and industrial properties, as well as company relocations. For further information, visit www.harvestinternational.net.