

Goodman

+ MAKING  
SPACE  
FOR  
GREATNESS

# SPACE FOR UNLIMITED POTENTIAL



Goodman Innovation  
Center Queens  
39-02 Northern Blvd,  
Long Island City, NY



Lease opportunities are now available, call to tour today.

- + 649,112 S.F. modern multistory distribution building
- + Multitenant opportunity
- + Extensive parking opportunity
- + Truck access to all floors
- + Sustainable design features
- + ICAP tax abatement program with inflation protection
- + Two entry points and three exit points
- + Common outdoor terrace on the 3rd floor

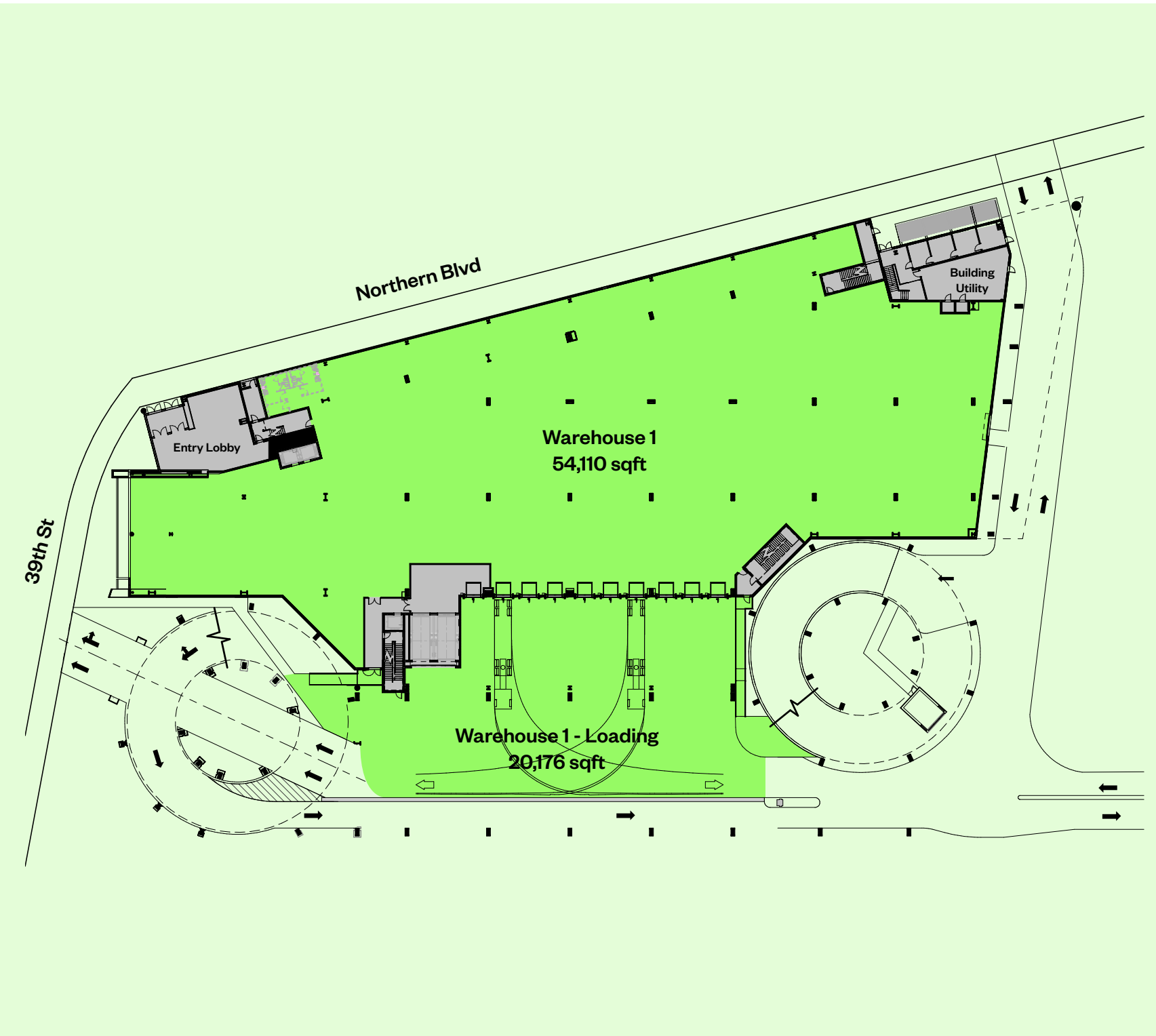
**Available Q4 2026**



# AVAILABILITIES

## WAREHOUSE 1

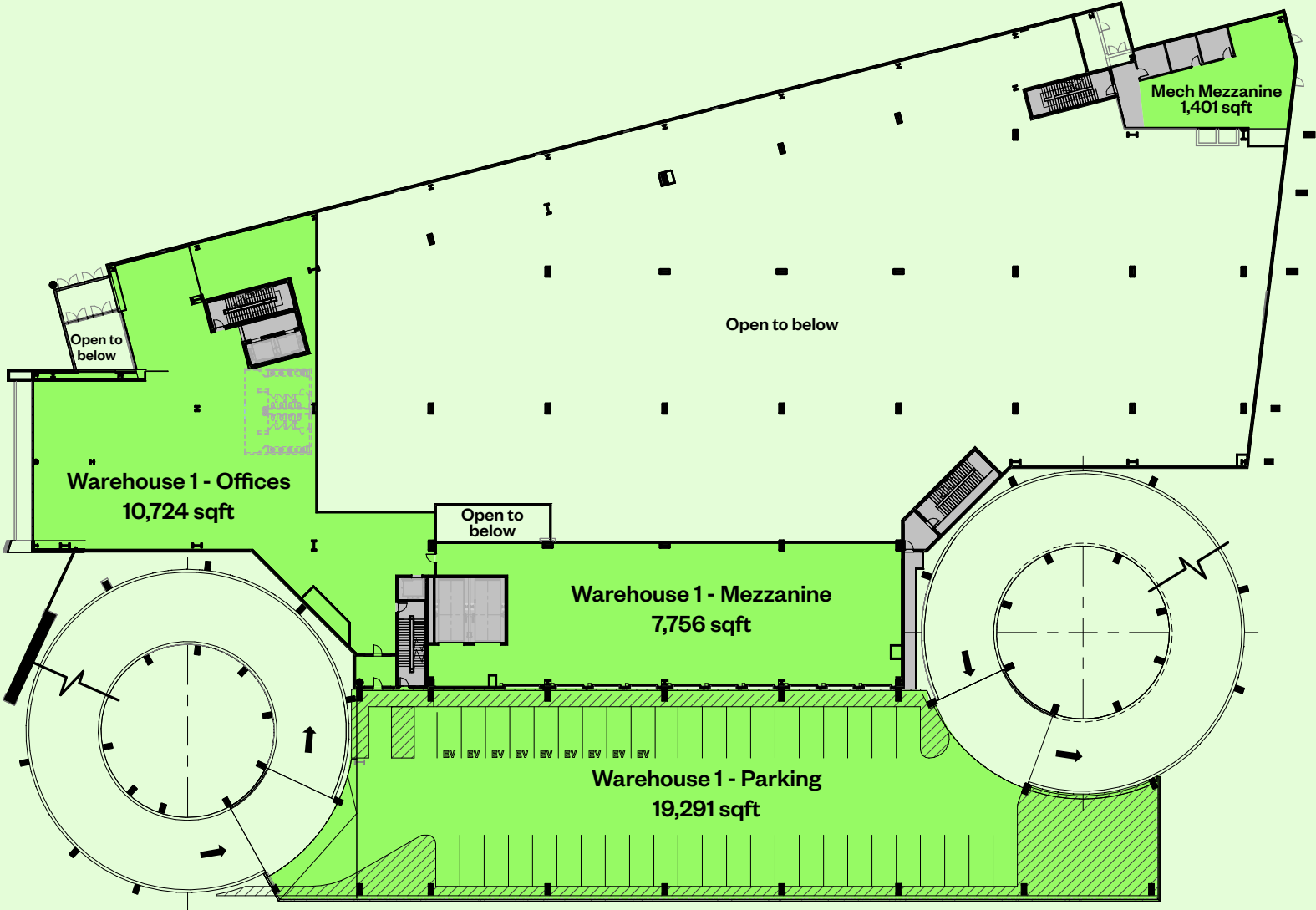
Warehouse	54,110 sqft
Office	Build to suit
Covered parking / loading	20,176 sqft
Clear ceiling height	41'
Loading docks	10
Freight elevators	2
Passenger elevators	3



# AVAILABILITIES

## WAREHOUSE 1 - MEZZANINE

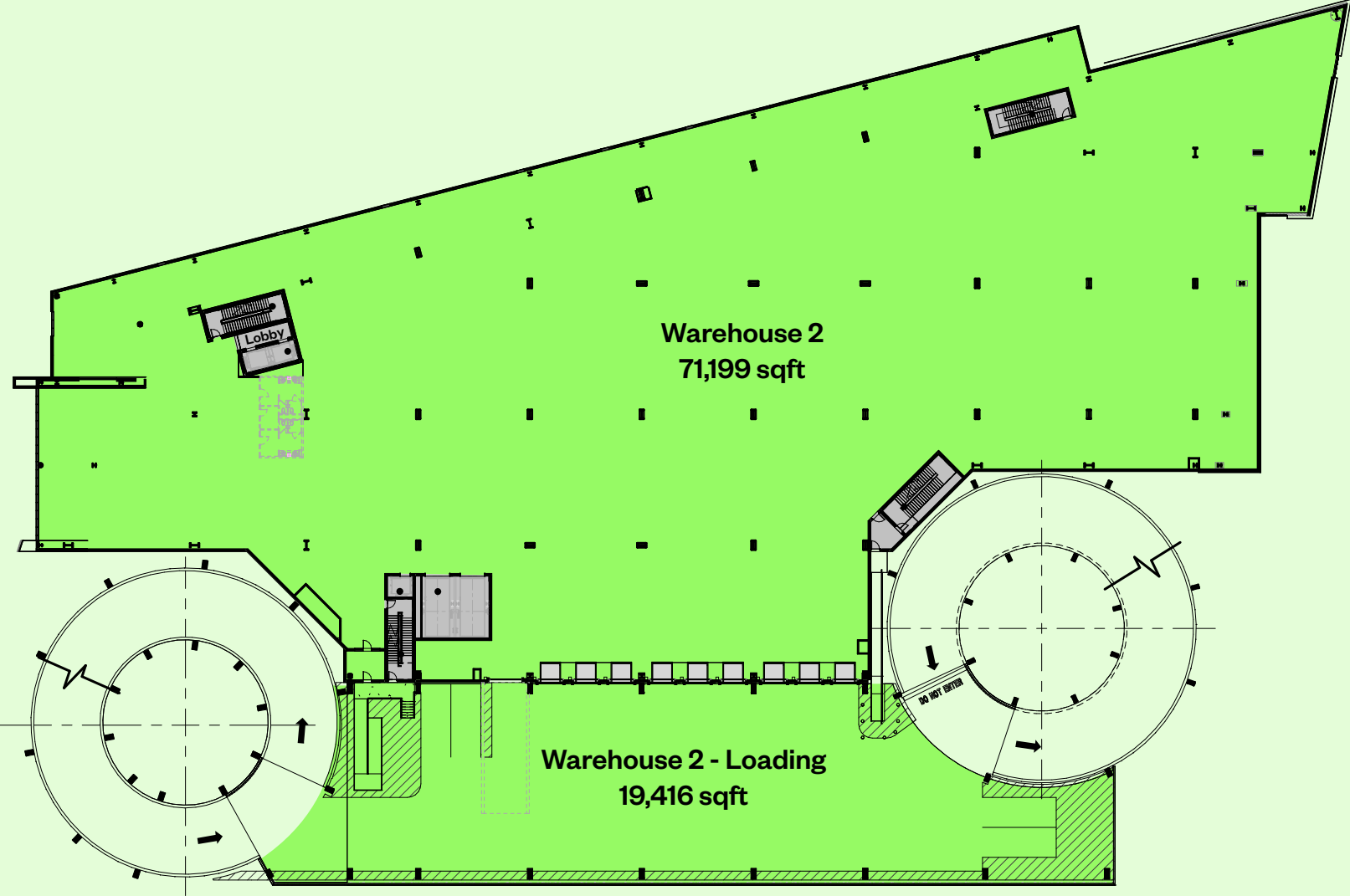
Warehouse	7,756 sqft
Office	10,724 sqft
Covered parking / loading	19,291 sqft
Clear ceiling height	26'
Drive-in doors	10



# AVAILABILITIES

## WAREHOUSE 2

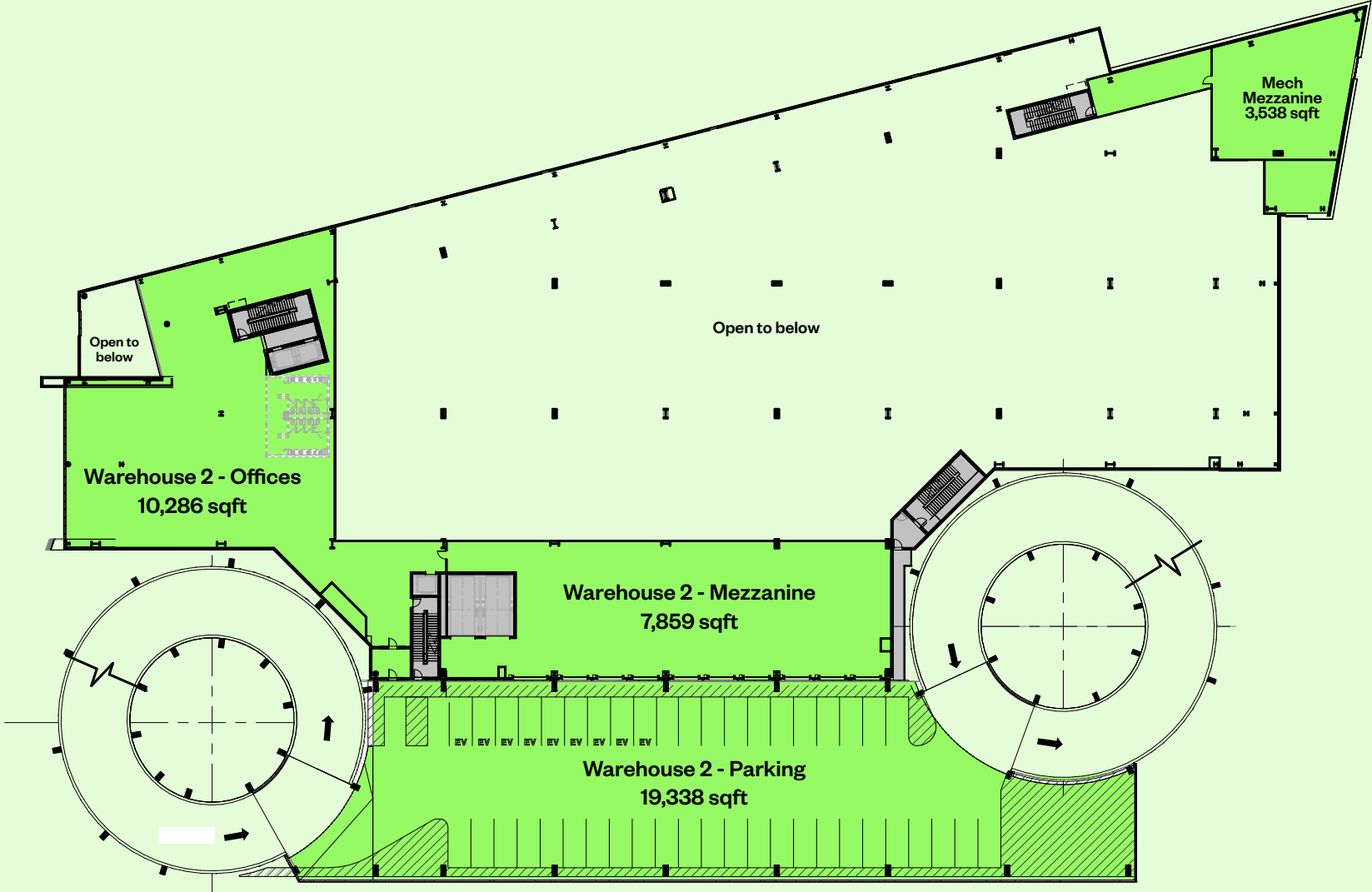
Warehouse	71,199 sqft
Office	Build to suit
Covered parking / loading	19,416 sqft
Clear ceiling height	34'
Loading docks	9
Drive-in doors	1



# AVAILABILITIES

## WAREHOUSE 2 - MEZZANINE

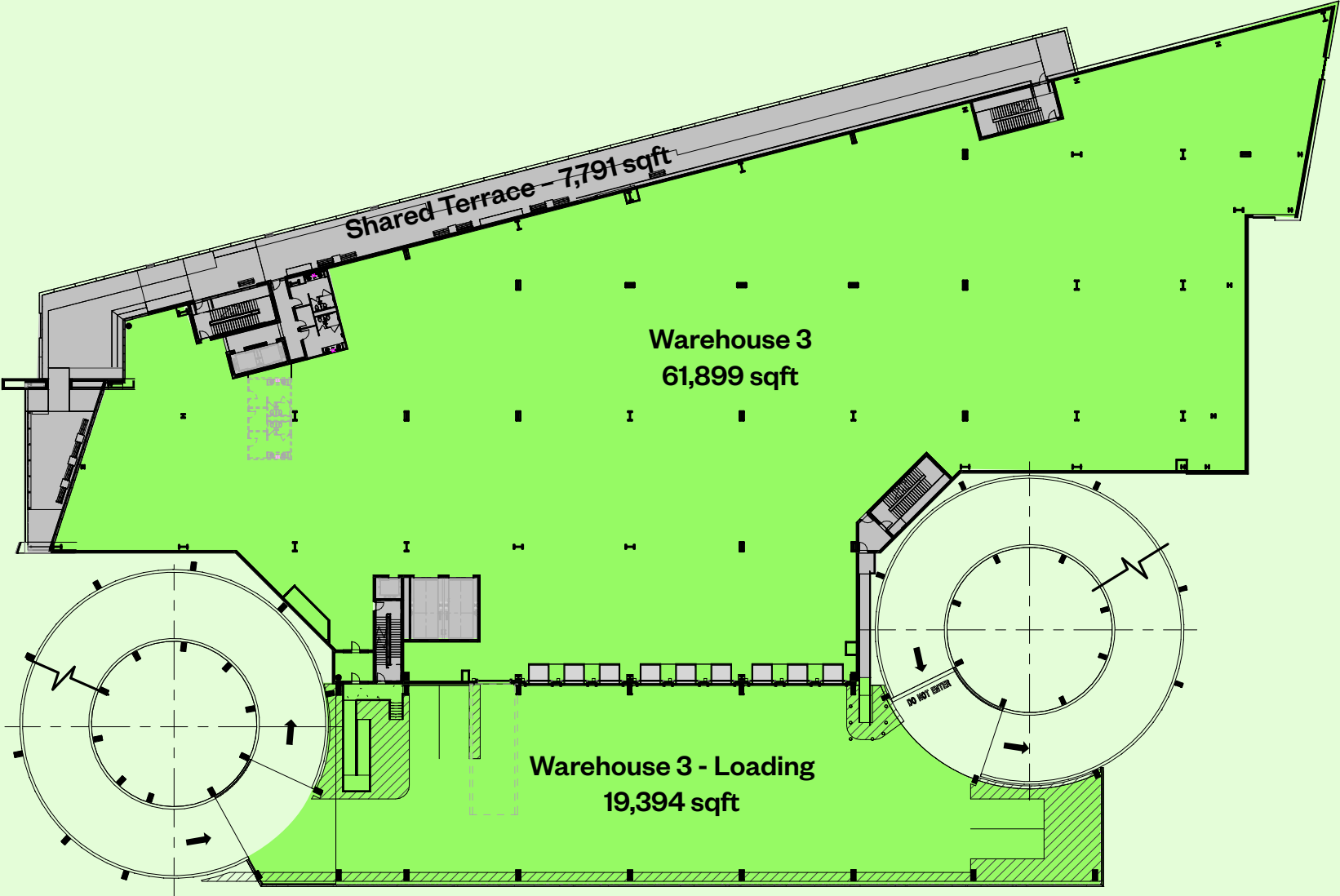
Warehouse	7,859 sqft
Office	10,286 sqft
Covered parking/ loading	19,338 sqft
Clear ceiling height	18'
Drive-in doors	10



# AVAILABILITIES

## WAREHOUSE 3

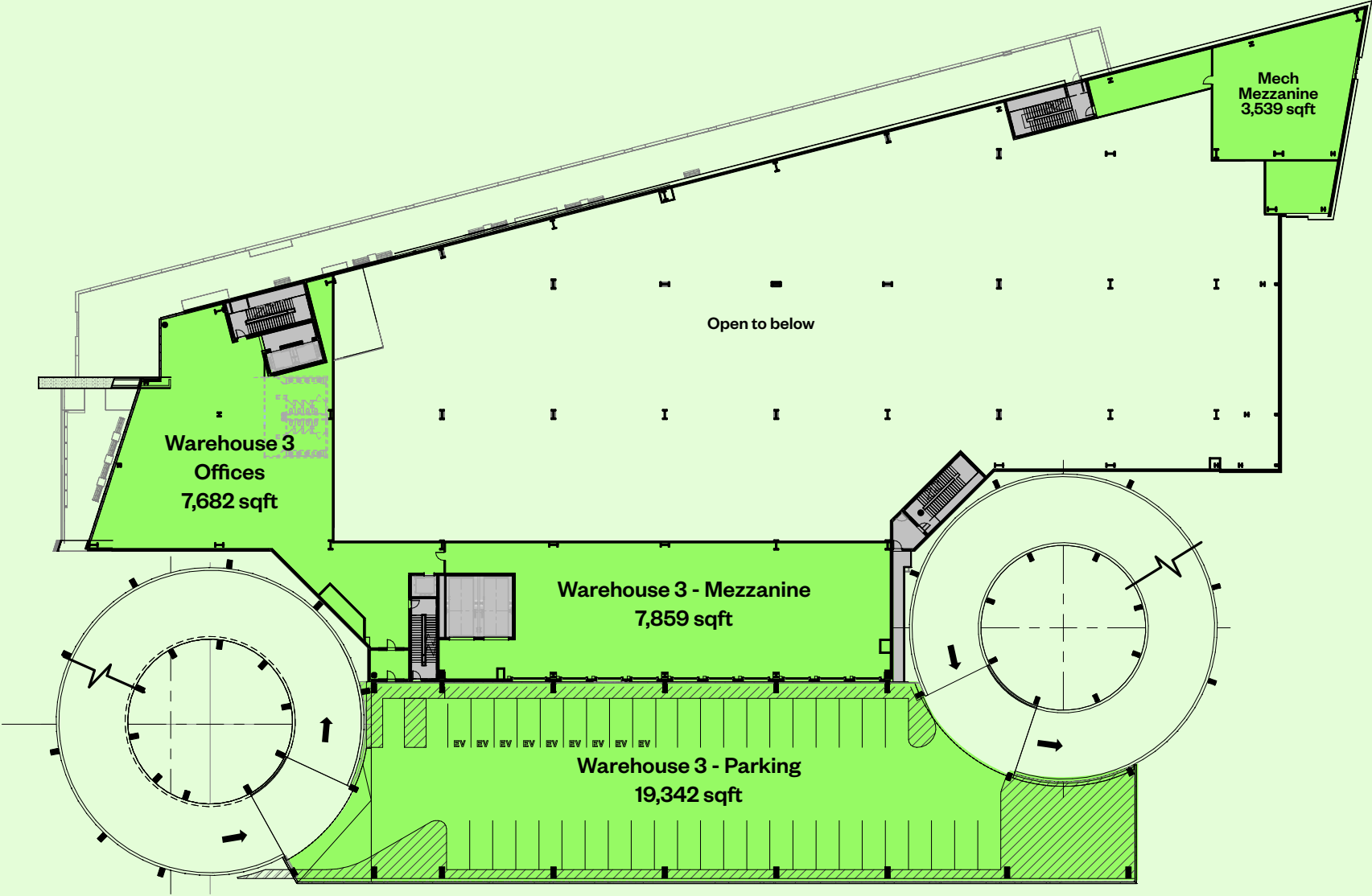
Warehouse	61,899 sqft
Office	Build to suit
Covered parking / loading	19,394 sqft
Clear ceiling height	34'
Loading docks	9
Drive-in doors	1
Common outdoor terrace	7,791 sqft



# AVAILABILITIES

## WAREHOUSE 3 - MEZZANINE

Warehouse	7,859 sqft
Office	7,682 sqft
Covered parking/ loading	19,342 sqft
Clear ceiling height	18'
Drive-in doors	10

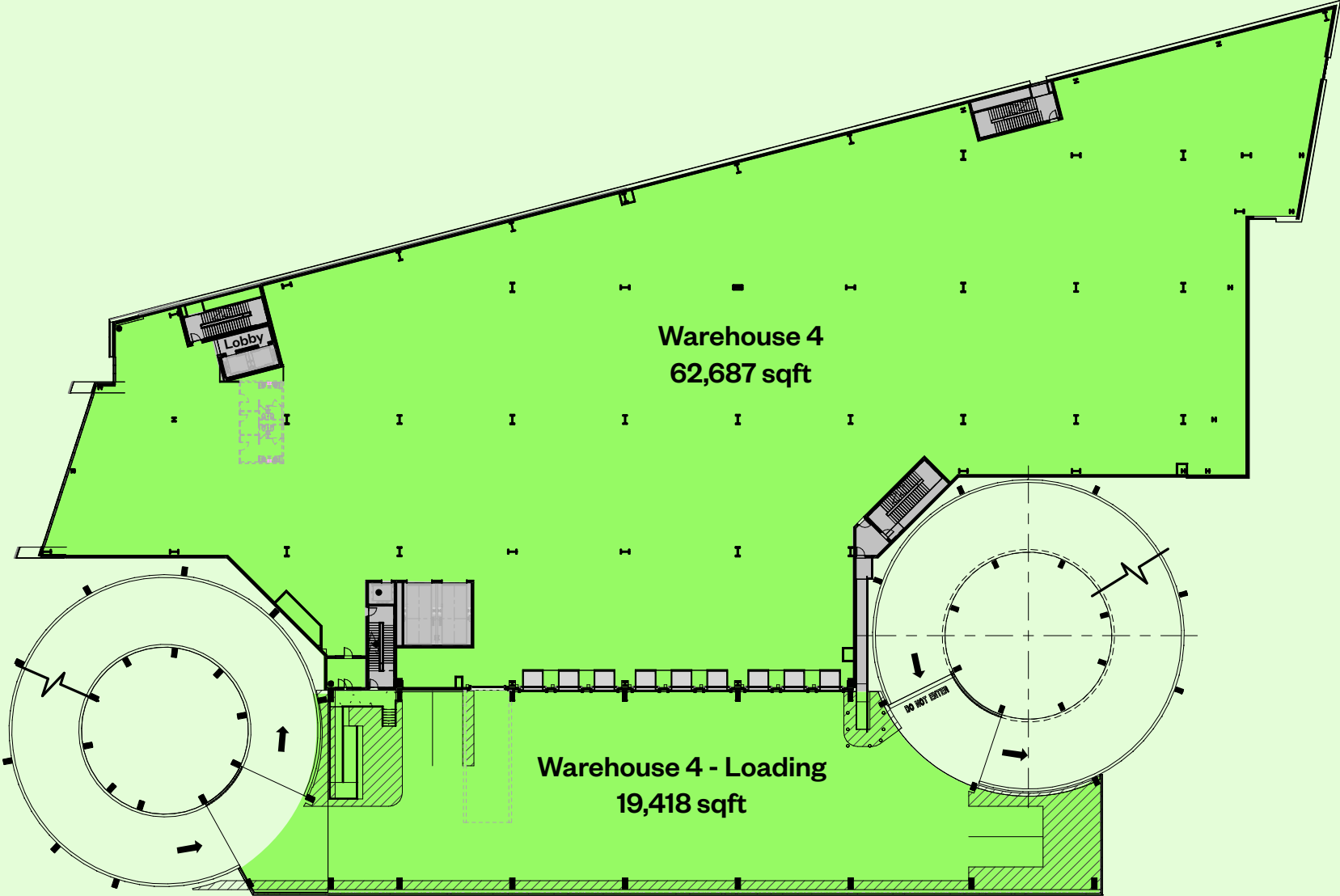




# AVAILABILITIES

## WAREHOUSE 4

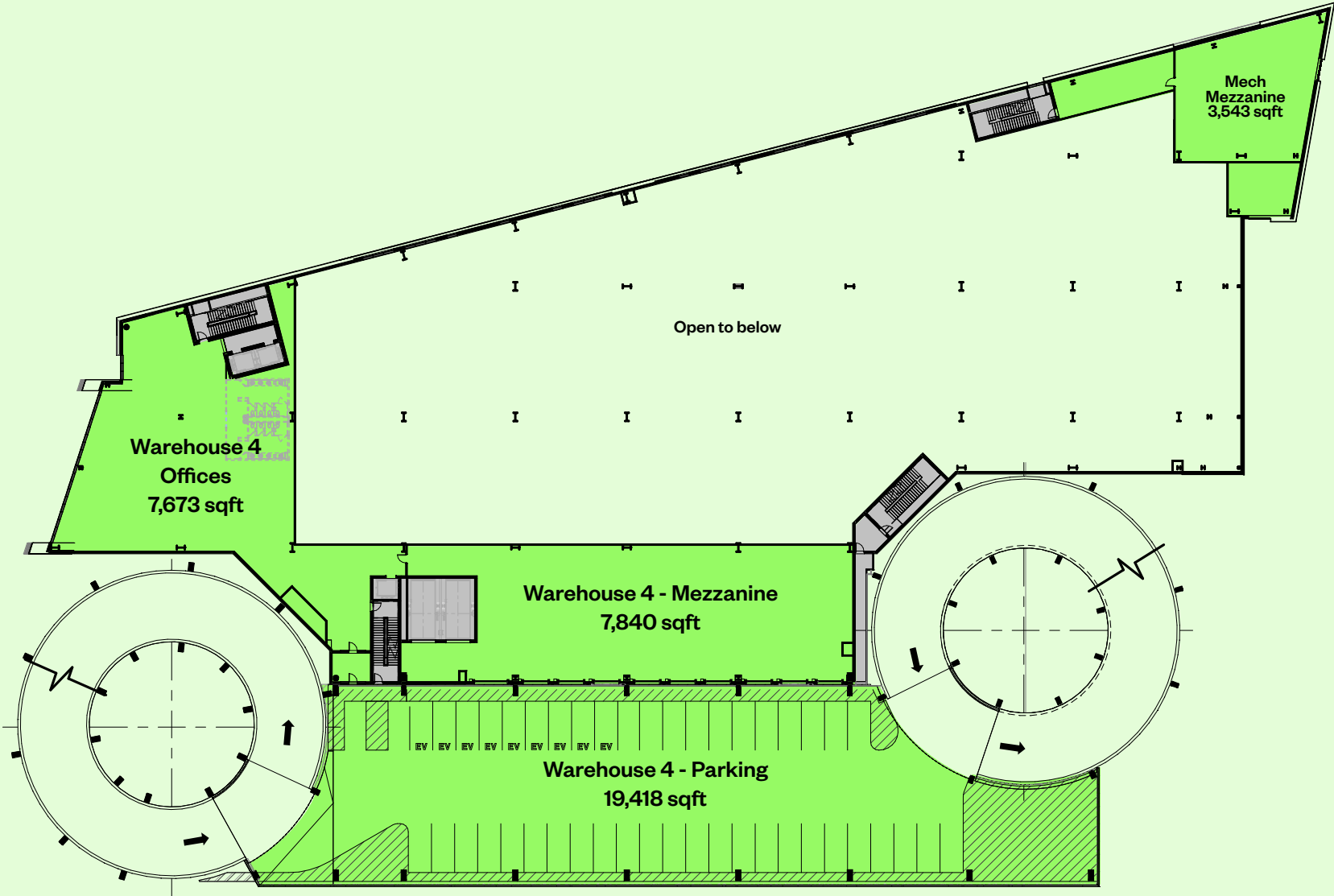
Warehouse	62,687 sqft
Office	Build to suit
Covered parking / loading	19,418 sqft
Clear ceiling height	34'
Loading docks	9
Drive-in doors	1



# AVAILABILITIES

## WAREHOUSE 4 - MEZZANINE

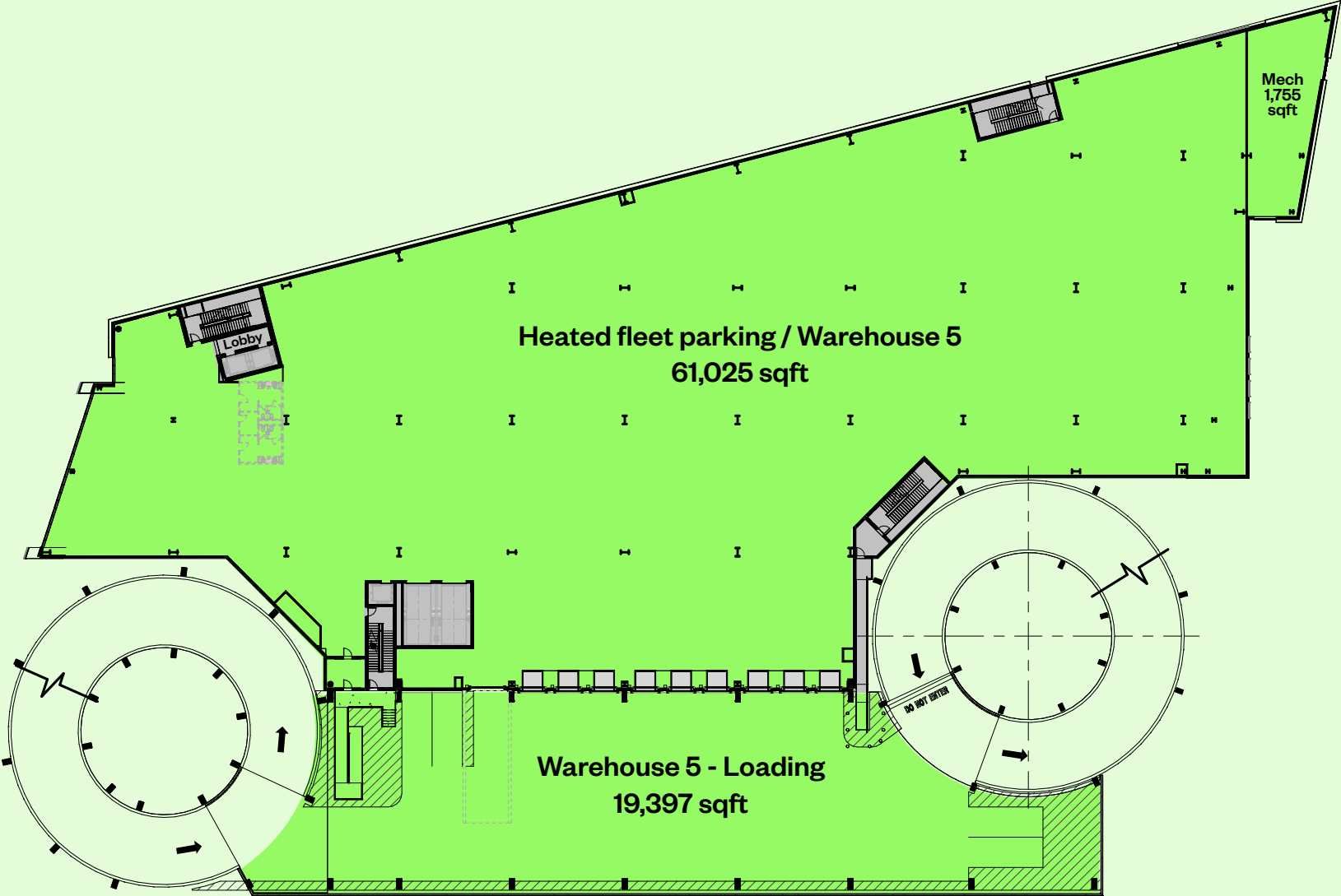
Warehouse	7,840 sqft
Office	7,673 sqft
Covered parking/ loading	19,418 sqft
Clear ceiling height	18'
Drive-in doors	10



# AVAILABILITIES

## WAREHOUSE 5

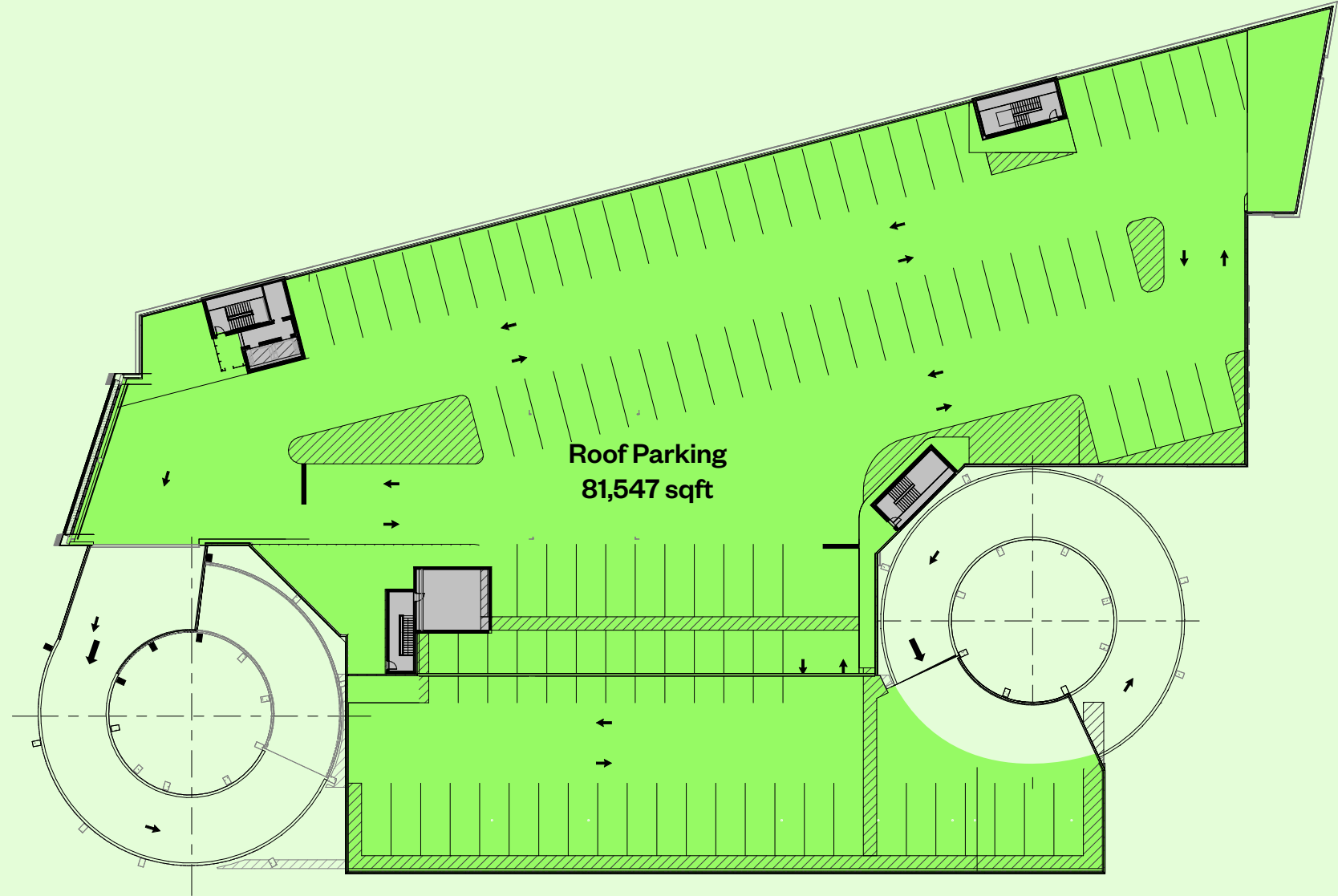
Heated fleet parking/ warehouse	61,025 sqft
Covered parking/ loading	19,397 sqft
Office	Build to suit
Clear ceiling height	15'6"
Loading docks	9
Drive-in doors	1



# AVAILABILITIES

## Roof Parking

Available Space 81,547 sqft



scalable  
space



Goodman Innovation Center Queens is a planned, modern multistory logistics distribution center totaling 649,112 square feet of warehouse and parking with a premier Long Island City location.



# Strategic location



Located on a truck route, with easy access to Manhattan and I-278. This project is uniquely located to provide a broad supply chain solution for NYC and is well positioned for any last mile e-commerce use.

# CONNECTIVITY

Customers enjoy unrivalled highway and mass transit connectivity for employees and customers.

Northern Blvd offers direct access to the I-278 Freeway.

Only two blocks to the 36th Street Subway Station at the corner of 36th & Northern Blvd providing easy access to the Queens Plaza Station and Manhattan.



# EASY ACCESS

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**1.25MI**

to I-278 Freeway

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**2MI**

to Manhattan

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**8.4MI**

to Port Red Hook

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**12.8MI**

JFK International  
Airport

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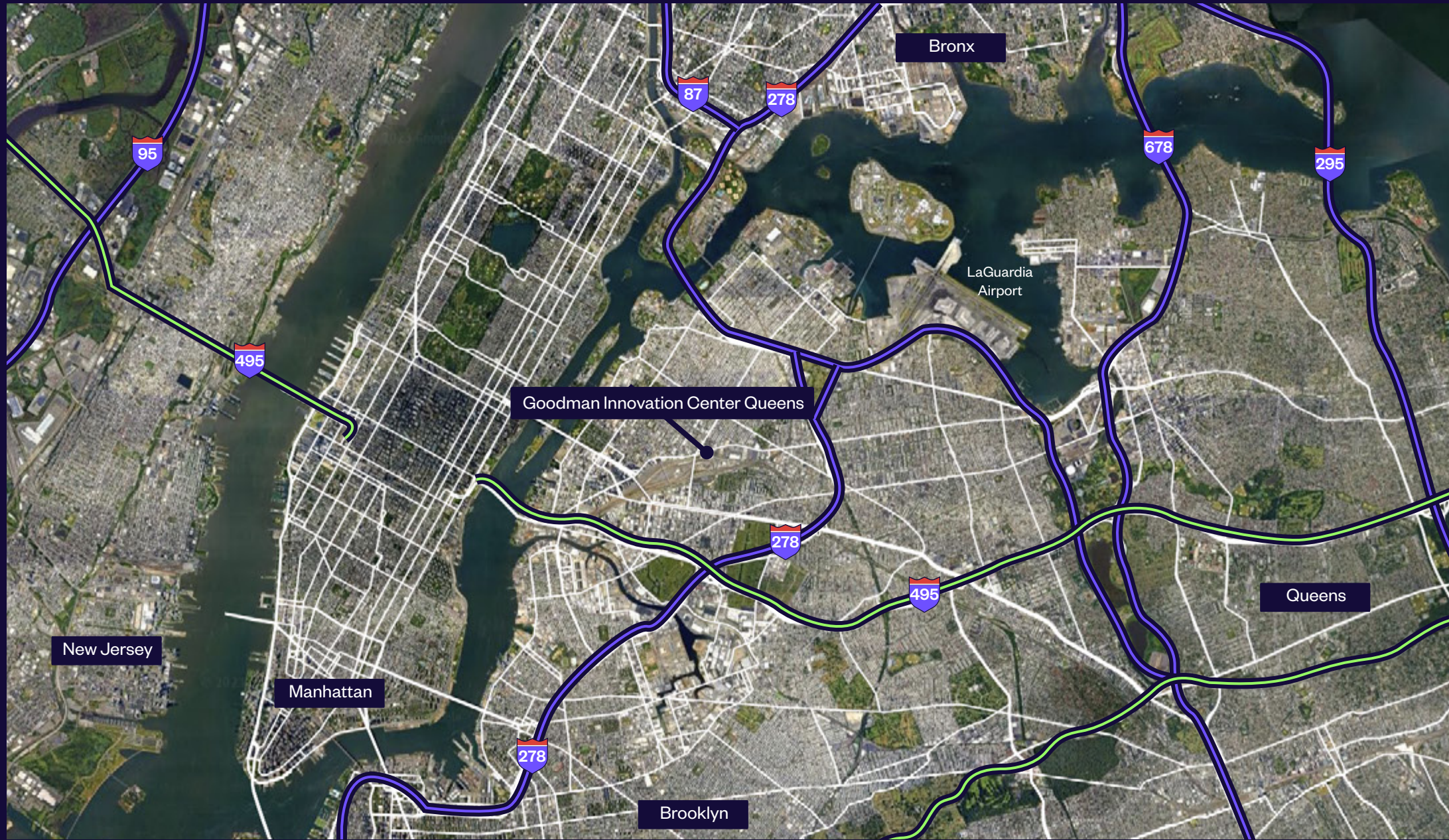
**3.7MI**

to LaGuardia Airport

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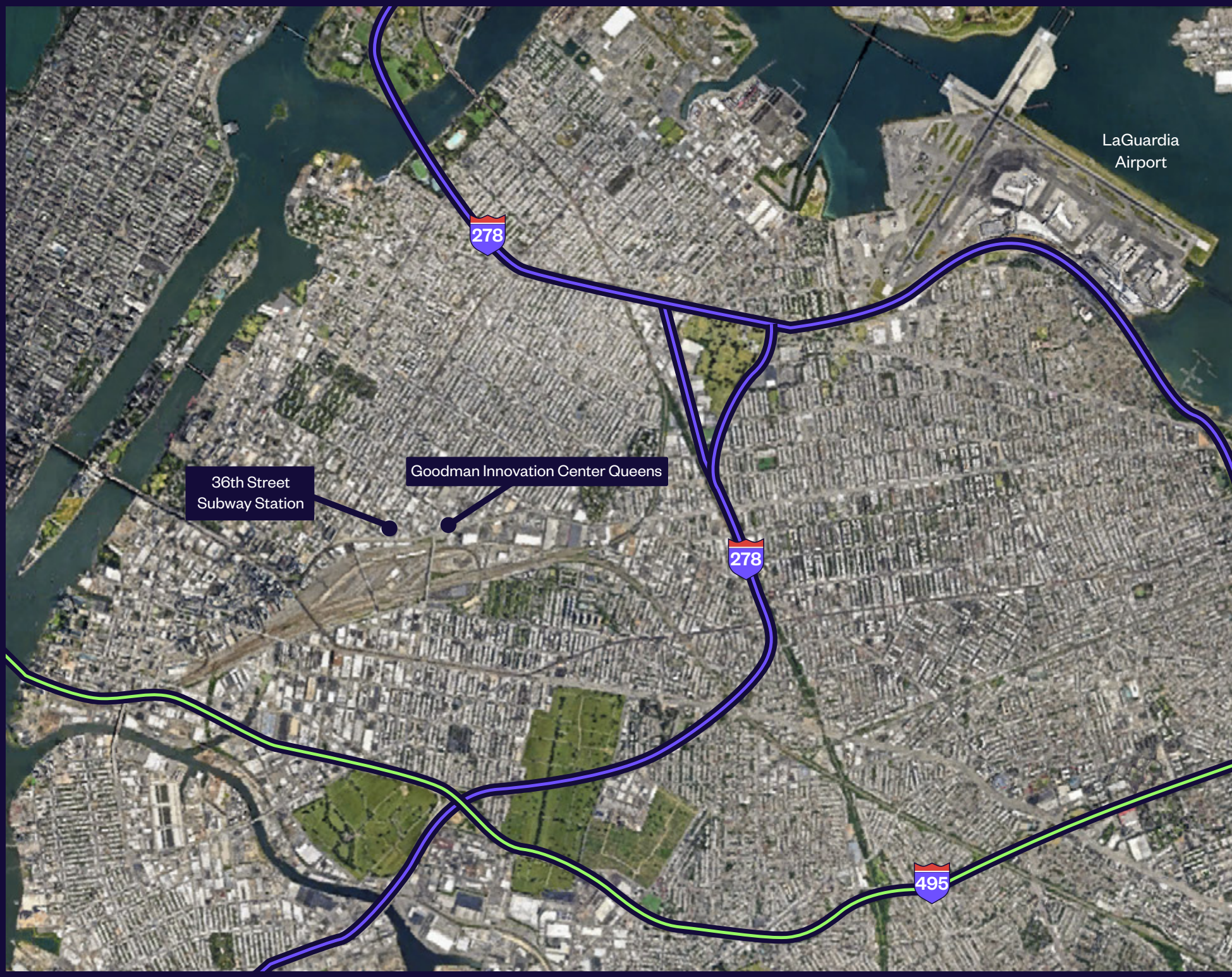


# ACCESS





# ACCESS



LaGuardia  
Airport

278

278

495

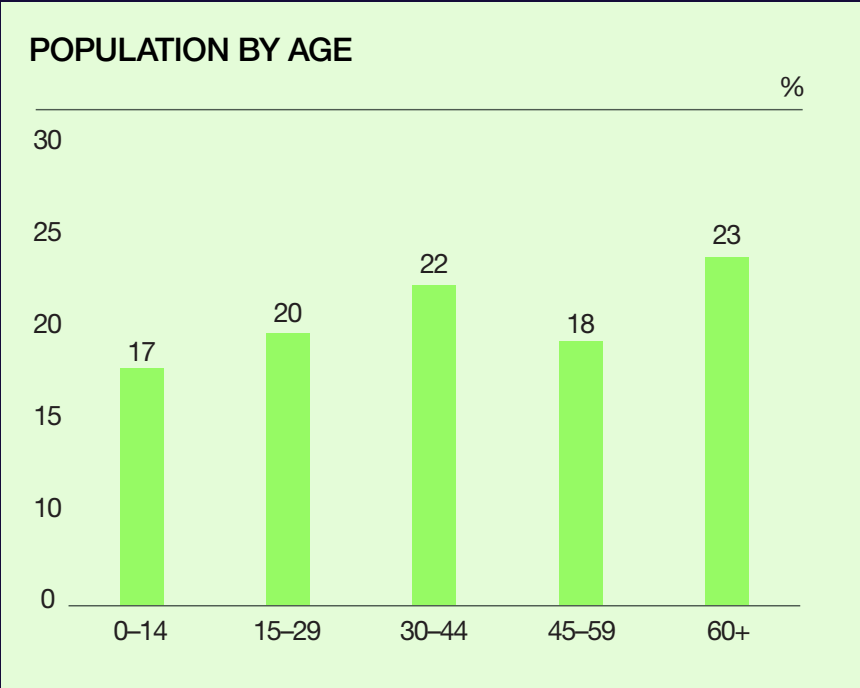
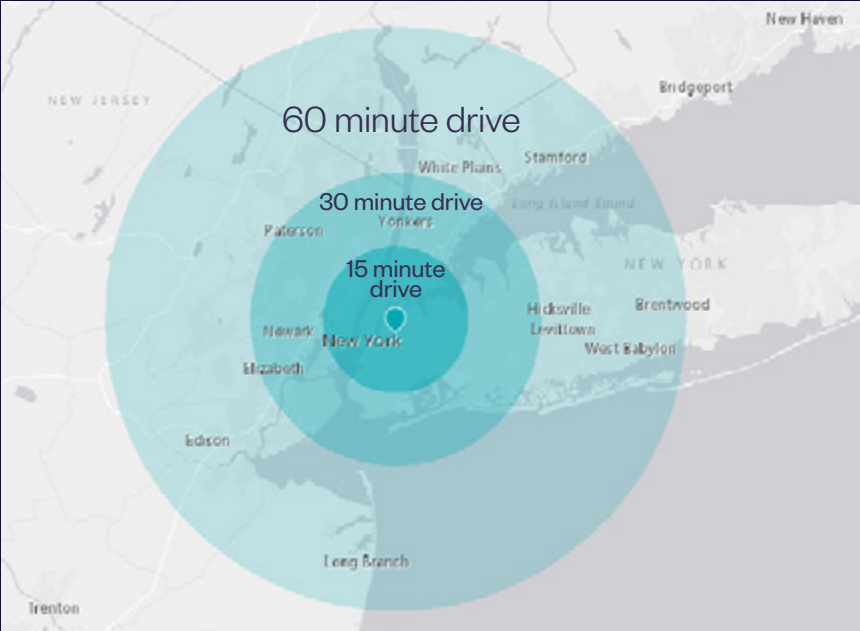
36th Street  
Subway Station

Goodman Innovation Center Queens



# KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



**14.7<sup>m</sup>**

TOTAL POPULATION



**5.5<sup>m</sup>**

TOTAL HOUSEHOLDS



**2.62<sup>people</sup>**

AVERAGE HOUSEHOLD SIZE



**\$90,877**

AVG. DISPOSABLE INCOME



**\$498.3<sup>bn</sup>**

TOTAL DISPOSABLE INCOME



**114**

WEALTH INDEX

### TOTAL SPEND ON:



**\$4.4<sup>bn</sup>**

FOOTWEAR



**\$17.7<sup>bn</sup>**

CLOTHING



**\$43.3<sup>bn</sup>**

FOOD AT HOME



**\$8.8<sup>bn</sup>**

NUM. ORDERED ONLINE



**\$173.2<sup>bn</sup>**

RETAIL GOODS



**\$3.8<sup>bn</sup>**

PERSONAL CARE

All currency in USD. Source: Esri and Michael Bauer Research

# NEARBY AMENITY AND SERVICES



## Food and beverage

- + Cavali New York
- + Singas Famous Pizza & Grill
- + La Choza Del Gordo
- + Kini
- + DESI BBQ Halal
- + Astoria Seafood
- + Pig Beach BBQ Queens
- + Homemade Taqueria
- + The Freakin Rican
- + Ecuadorian Food
- + Sal, Kris & Charlie's Deli
- + Susuru Ramen
- + Arepas Café
- + Copacabana
- + Sunswick 35/35
- + Sac's Place
- + Citrico Café
- + Mar's
- + Sotto la Luna
- + Layaly Café
- + Saffron Indian Cuisine
- + Pollos A La Brasa Mario
- + Tea and Milk
- + District Saigon
- + DiWine
- + The Shady Lady

## Shopping

- + Queens Center
- + FOOD BAZAAR
- + Plaza 48
- + Staples
- + Best Buy
- + P.C. Richard & Son
- + Rio Market Inc
- + The Home Depot
- + Muncan Food Corporation
- + Gamestoria
- + Vitality Health Pets
- + Broadway Fish Market
- + FedEx Office Print & Ship Center
- + CVS
- + The UPS Store
- + Astoria Bookshop
- + Walgreens
- + Strand Optical Dept
- + Life Storage - Long Island City
- + H Mart Long Island City
- + Michaels
- + Patel Brothers
- + Public Storage
- + Costco Wholesale
- + Target
- + Trader Joe's





# OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$51.8 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.



Our teams provide progressive insights to business needs in an ever-changing world



**Customer focus**

Dedicated Building Managers provide support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

**SERVICE**





We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

# SUSTAINABILITY



# GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good in the world

Goodman Foundation



## How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

### Children and youth

Charity organizations who help protect, nurture and support children or young people.

### Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

### Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

# SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



## **Safety in design**

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

## **Safety in construction**

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

## **Safety in occupation**

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process

# CONTACT US



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