

THE SOUTH QUEENS COMMERCIA...

Portfolio of 12 Properties for Sale



Presented By:
Keller Williams Realty



THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Portfolio Properties



Property Name / Address, City, State

Property Type

Size Year Built

Individual Price

146-54 105th Ave,
Jamaica, NY

Land

0.37

150-22 105th Ave,
Jamaica, NY

Land

0.04



120-01 Sutphin 120-01 Sutphin Bldg 120th,
Jamaica, NY

Land

0.44



106-12 148th St,
Jamaica, NY

Land

0.06



143-10 Liberty Ave,
Jamaica, NY

Retail

2,100



143-12/14 Liberty Ave,
Jamaica, NY

Land

0.04



150-05 Liberty Ave,
Jamaica, NY

Retail

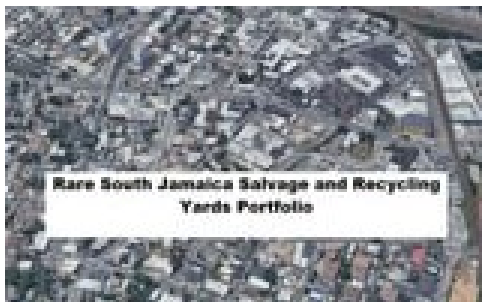
5,650

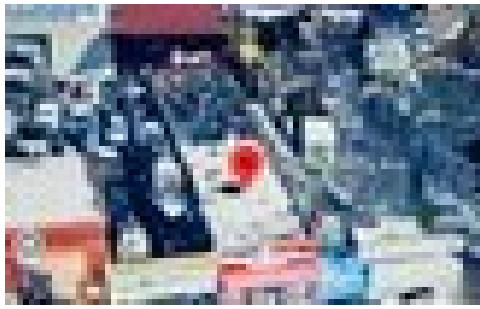


Jamaica Salvage and Recycling Yard Portfolio,
Jamaica, NY

Land

0.13





150-19 Liberty Ave,
Jamaica, NY

Retail

2,860



155-11 Liberty Ave,
Jamaica, NY

Retail

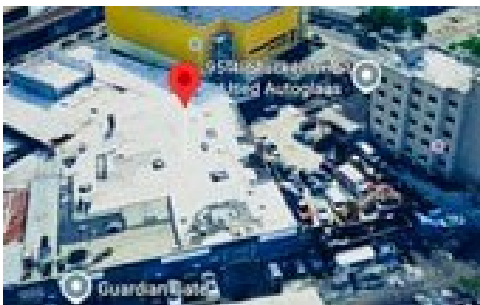
1,800



155-17 Liberty Ave,
Jamaica, NY

Land

0.27



95-49 Tuckerton St,
Jamaica, NY

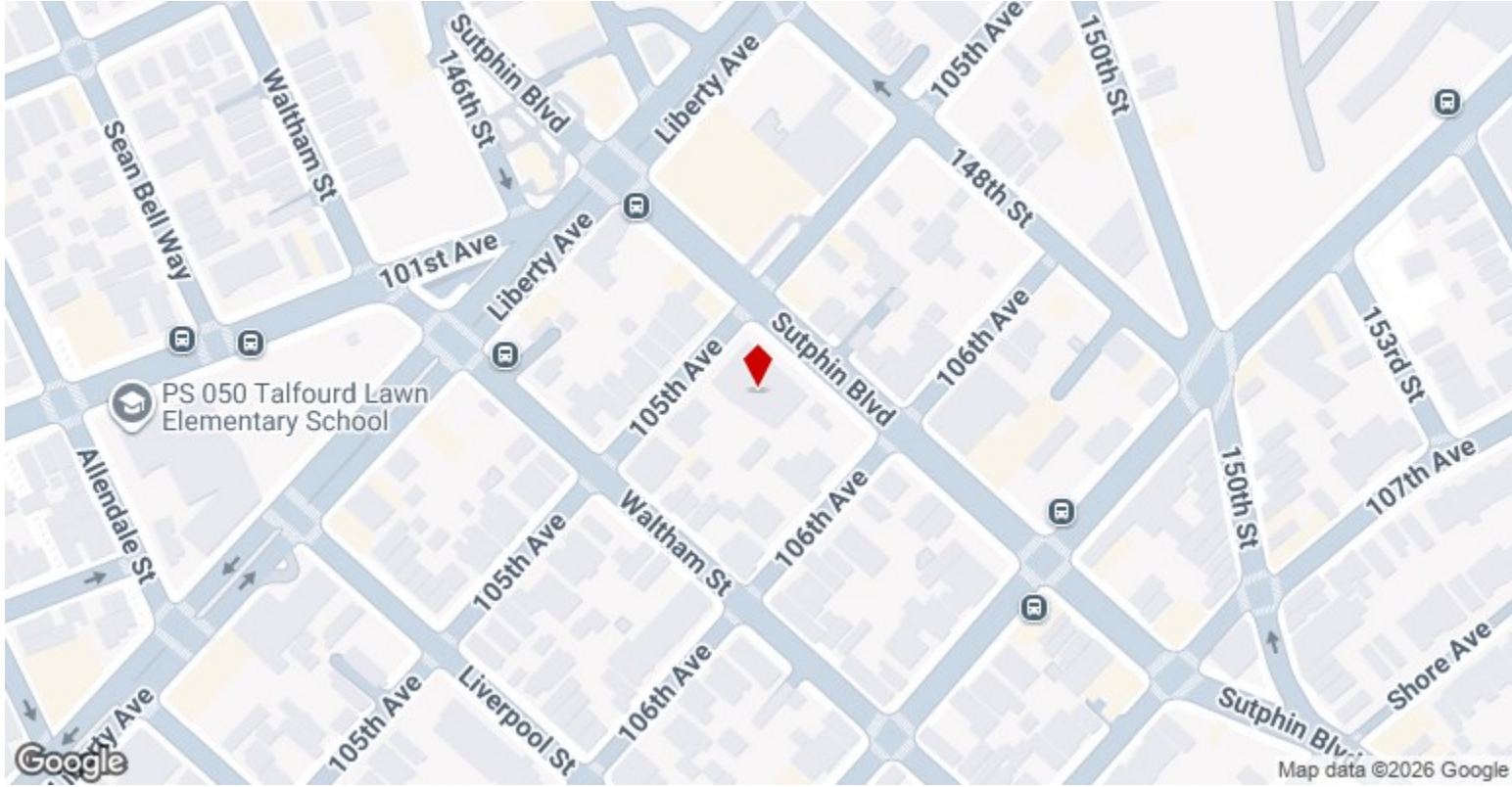
Land

0.89

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Location



THE SOUTH QUEENS COMMERCIAL PORTFOLIO

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Property Photos



120-01 Sutphin Blvd, Jamaica, NY, 11434

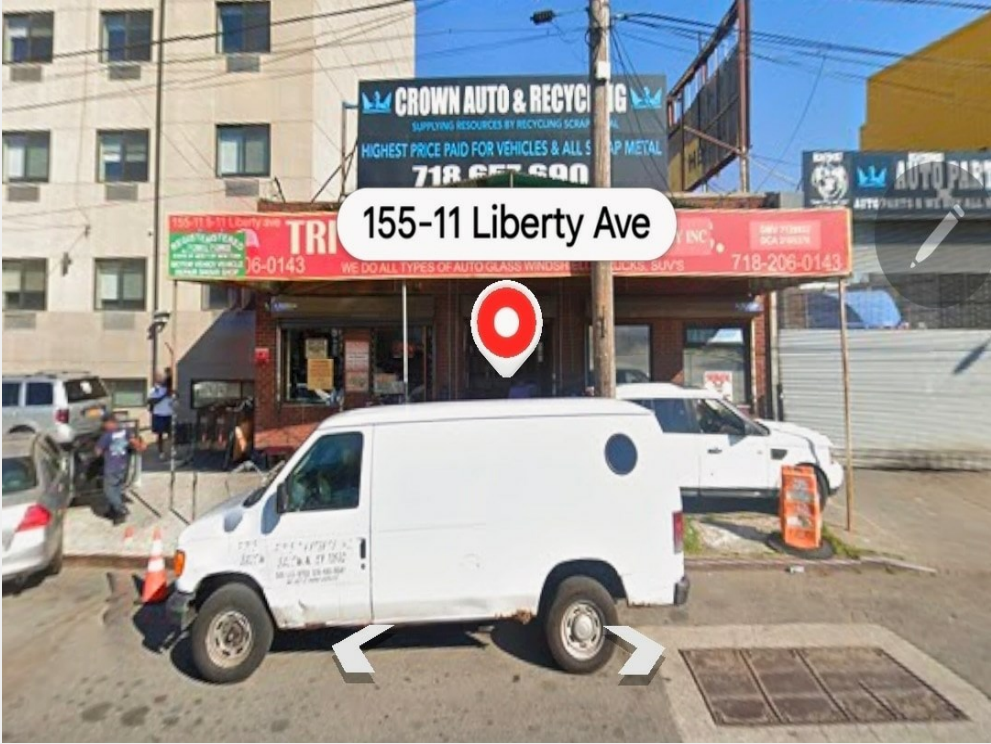


150-19 Liberty Ave, Jamaica, NY, 11433

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

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Property Photos



155-11 Liberty Ave, Jamaica, NY, 11433



95-49 Tuckerston St, Jamaica, NY, 11433

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

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Property Photos



155-11 Liberty Ave, Jamaica, NY, 11433



106-12 148th St, Jamaica, NY, 11435

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Property Photos



150-19 Liberty Ave, Jamaica, NY, 11433



150-19 Liberty Ave, Jamaica, NY, 11433

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



120-01 Sutphin Blvd, Jamaica



120-01 Sutphin Blvd, Jamaica

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

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Property Photos



150-17 Liberty Ave, Jamaica, NY, 11433



146-54 105th Ave, Jamaica, NY, 11435

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



106-12 148th St, Jamaica, NY, 11435



106-12 148th St, Jamaica, NY, 11435

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



143-12 Liberty Ave, Jamaica, NY, 11435



143-10/12 Liberty Ave, Jamaica, NY, 11435

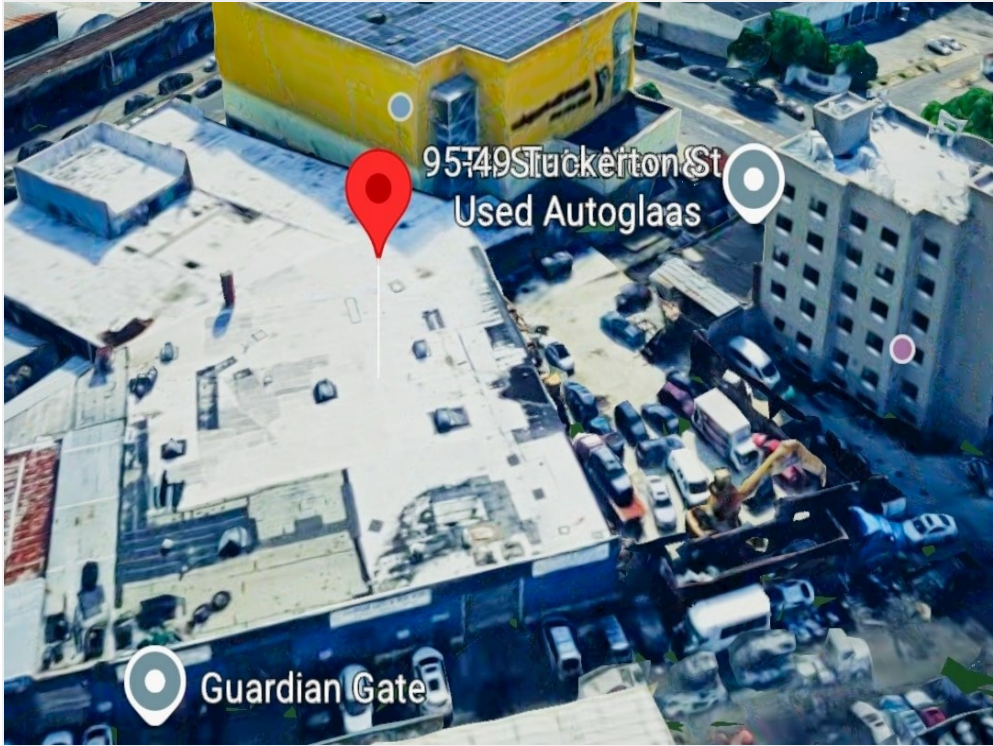
THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



143-12/14 Liberty Ave, Jamaica, NY, 11435



95-49 Tuckerton St, Jamaica, NY, 11433

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



150-05 Liberty Ave, NY, 11433

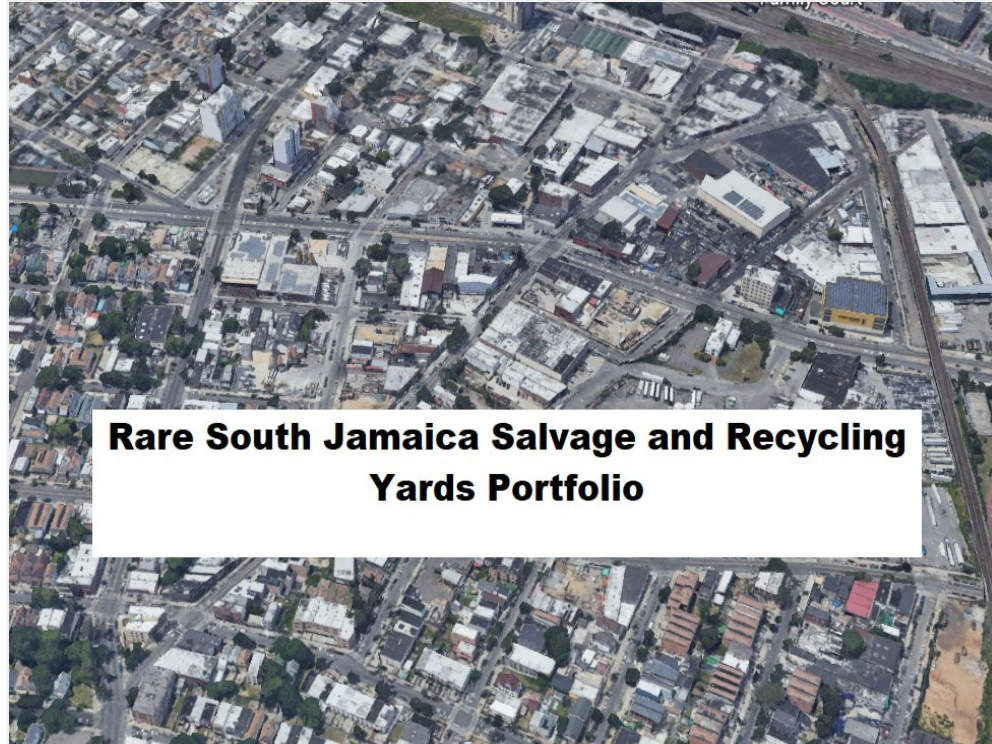


155-17 Liberty Ave and 95-49 Tugerston St, Jamaica

THE SOUTH QUEENS COMMERCIAL PORTFOLIO

Portfolio of 12 Properties for Sale

Property Photos



**Rare South Jamaica Salvage and Recycling
Yards Portfolio**

150-17 Liberty Ave

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INVESTMENT HIGHLIGHTS & VALUATION SUMMARY:

Unparalleled Corridor Scale: 120,220 SF of total land asset footprint under management within one of NYC's highest-velocity industrial/residential submarkets.

Massive Density Allocation: Up to 484,000 Total Buildable Square Feet (BSF) ready to be unlocked via customized commercial massing or residential MIH affordable housing combinations.

Insulated Operational Position: The scattered components act as a defensive financial mechanism, delivering pure NNN cash flows to insulate ownership from holding liabilities. Meanwhile, the premium contiguous blockfronts provide the necessary footprint for generational, market-defining development projects.

The South Queens Commercial Corridor Portfolio represents an unprecedented, institutional-scale consolidation of 12 strategically located commercial, industrial, and residential land assets positioned in the high-velocity logistics and transit node of Jamaica, Queens. Spanning a collective land footprint of 116,000+ SF across prime transit-adjacent paths, this portfolio controls significant development density, immediate operational cash-flow, and critical industrial footprints within one of the most supply-constrained outer-borough submarkets in New York City.

THREE CUSTOM TRANSACTION PATHWAYS FOR CAPITAL DEPLOYMENT:

- 1. The Institutional Bulk Acquisition:** Secure an immediate, commanding market share across the South Queens corridor. This route provides massive scalability, combining high-density ground-up development footprints with cash-flowing assets and turn-key Industrial Outdoor Storage (IOS) logistics infrastructure.
- 2. Strategic Sub-Assemblages / Portion Plays:** For middle-market developers, ownership welcomes offer on strategic subsets of the portfolio. Buyers can acquire adjacent multi-family parcels (e.g., the Liberty Ave residential infills) or look to lock down specific clusters of industrial yards to create custom operational nodes.
- 3. Long-Term Covered Land & Hold Play:** Capitalize on active, operational scrap yards, automotive facilities, and retail footprints to collect strong, immediate NNN income. This yield insulates carrying costs, real estate taxes, and overhead while ownership groups engineer master-planned architectural layouts and clear multi-story permits through the NYC DOB.

Price:	Upon Request
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	12
Total Building Size:	12,410 SF
Total Land Area:	2.23 AC



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TRANSACTION TERMS & VIRTUAL DATA ROOM ACCESS:

Pricing across the portfolio and its individual sub-assemblages is Non-Disclosed. Assets can be delivered to accommodate complex tax-deferred 1031 exchanges, institutional developer timelines, or transitional sale-leaseback/owner-user operational move-ins.

Contact the exclusive listing team today to schedule an executive portfolio briefing, establish pricing parameters for specific property buckets, or receive secure credentials to the Master Virtual Data Room (VDR) containing all engineering maps, surveys, completed Phase I Environmental reports, and master underwriting pro-formas.

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This entire portfolio sits directly in the crosshairs of Jamaica's massive rezoning and structural transformation frameworks

- The immediate corridor is backed by an active, multi-million dollar municipal capital injection.
- Phase I Environmental Complete
- Transit-Oriented Development.