

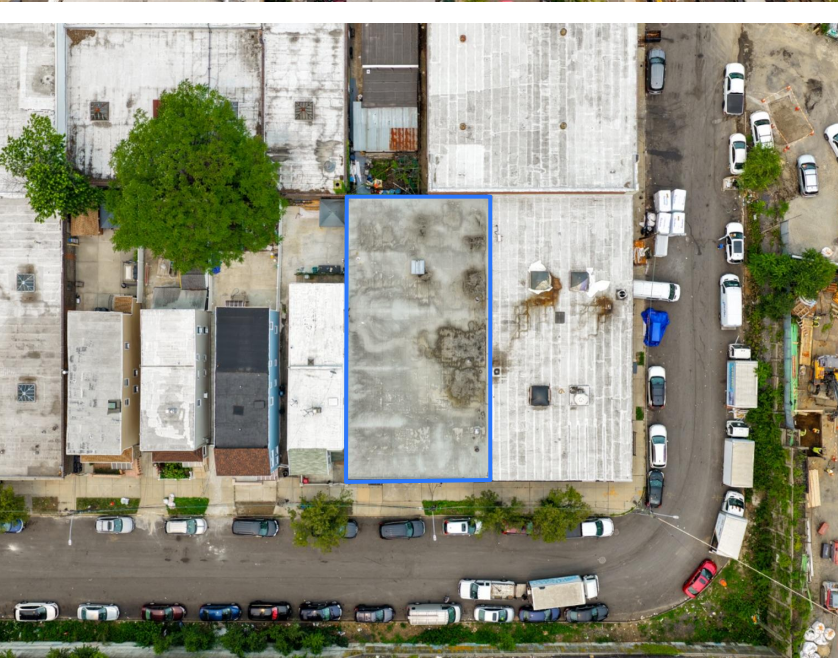
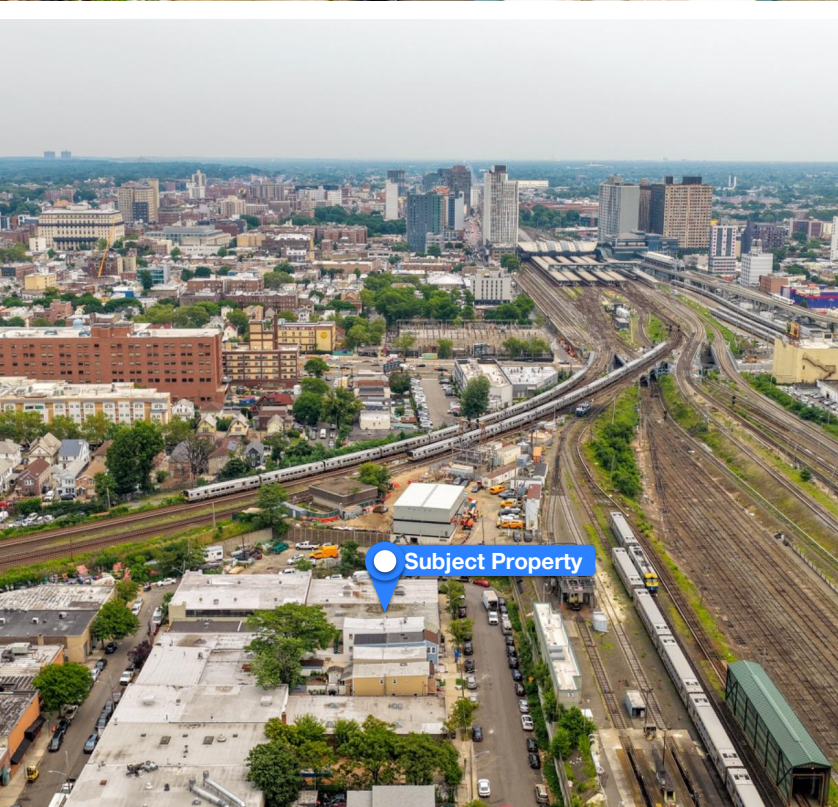


MATTHEWS™

130-43 92ND AVE

Richmond Hill, NY 11418

Industrial Opportunity | Offering Memorandum



| THE OPPORTUNITY

\$2,200,000

Asking Price

Single Story Warehouse

Product Type

50' x 100'

Lot Dimensions

±5,000 SF

Building SF

M1-1

Zoning

12'-14'

Clear Height

1 (12')

Drive-In Door

Delivered Vacant

Occupancy

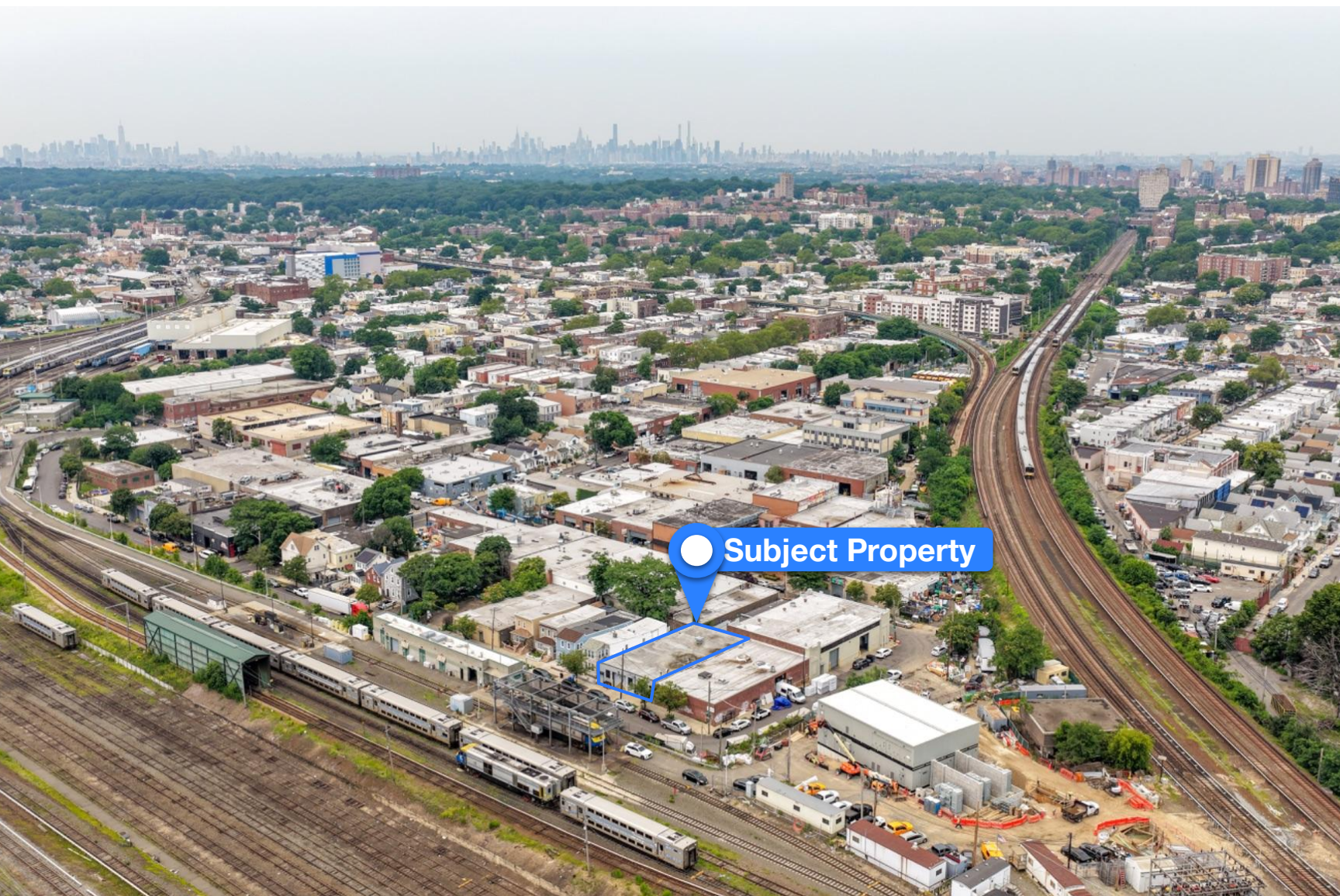
\$30,529

Real Estate Taxes

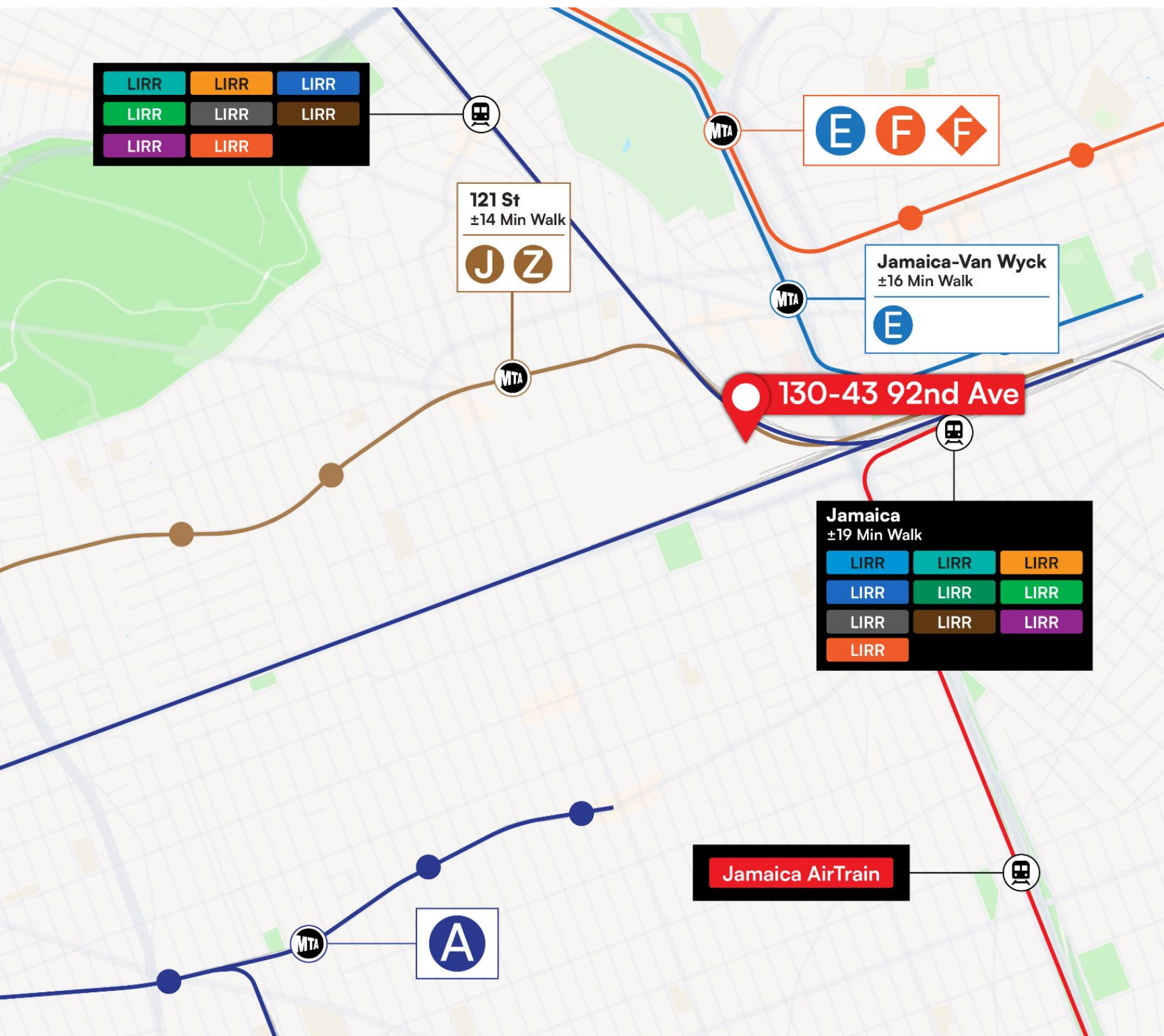


Investment Highlights

- **Delivered Vacant:** The property will be delivered vacant, allowing optionality for an owner-user to take immediate occupancy or an investor to plug a tenant in.
- **Functional Configuration:** The warehouse features heavy power, 12'-14' clear heights, and a 12' drive-in door, accommodating a broad range of light industrial, storage, and service-oriented uses.
- **Transportation Access:** Direct access to the Van Wyck Expressway (I-678) and walking distance from the Jamaica – Van Wyck E train provides connectivity to Manhattan, Jamaica, JFK Airport, the broader Queens industrial corridor, and the regional highway network.
- **Active Commercial & Industrial Corridor:** Located in Richmond Hill, the property sits within one of Southeastern Queens' most established industrial submarkets and benefitting from proximity to Jamaica's rapidly expanding development corridor.
- **M1-1 Zoning:** Light manufacturing zoning permits a wide variety of industrial, automotive, and service uses, providing operational flexibility.



TAX & TRANSPORTATION MAPS



NEIGHBORHOOD OVERVIEW

RICHMOND HILL

Located in central Queens between Kew Gardens, Jamaica, Woodhaven, South Richmond Hill, and Ozone Park, Richmond Hill is a well-established residential neighborhood known for its historic architecture, diverse population, and excellent regional connectivity. The neighborhood offers a mix of pre-war multifamily buildings, attached homes, detached single-family residences, and mixed-use commercial corridors. Richmond Hill continues to attract families, commuters, and long-term residents due to its relatively affordable housing, strong transit access, and proximity to employment centers in Jamaica, Downtown Brooklyn, and Manhattan. Its stable occupancy, limited development sites, and enduring neighborhood appeal make it an attractive multifamily investment market.



Transit Access

Kew Gardens | Jamaica | Woodhaven
Key Submarkets



Retail Market Overview

Richmond Hill's multifamily market is anchored by pre-war walk-up apartments, small elevator buildings, mixed-use properties along Jamaica Avenue, and two-to four-family homes. Strong rental demand is driven by relative affordability, excellent transit access, and a stable resident base. Investors are drawn to the neighborhood's consistent occupancy, limited new supply, and long-term value-add potential.

Development Market Overview

Development activity remains modest due to established residential zoning and limited redevelopment sites. Investment is primarily focused on renovations, adaptive reuse, and infill projects, while nearby Jamaica's continued mixed-use and transit-oriented growth supports long-term demand throughout Richmond Hill.

Amenity Overview

Jamaica Avenue anchors the neighborhood's retail environment with local shops, supermarkets, restaurants, banks, and everyday services. Additional commercial activity along Lefferts Boulevard and Hillside Avenue provides residents with convenient amenities in a highly walkable setting, complemented by nearby shopping in Jamaica and Kew Gardens.

Living & Working in Richmond Hill

Richmond Hill combines tree-lined residential streets with convenient urban amenities and a strong community atmosphere. Forest Park offers extensive recreation, while the neighborhood's cultural diversity, historic character, and quality schools continue to attract families and long-term residents seeking affordability and connectivity.

Transportation Snapshot

Richmond Hill is well connected by the E and F subway lines at Kew Gardens–Union Turnpike, the J and Z trains along Jamaica Avenue, and numerous MTA bus routes serving central Queens. Jamaica Station, located nearby, provides Long Island Rail Road service and connections to AirTrain JFK, making regional travel highly convenient. Major roadways including the Jackie Robinson Parkway, Van Wyck Expressway, and Atlantic Avenue provide efficient access throughout New York City and Long Island, reinforcing Richmond Hill's appeal for commuters and multifamily residents.

DOB PROPERTY OVERVIEW

NYC Department of Buildings Property Profile Overview

130-43 92 AVENUE		QUEENS 11418		BIN# 4196837	
92 AVENUE	130-43 - 130-43	Health Area	: 2710	Tax Block	: 9359
		Census Tract	: 142.02	Tax Lot	: 34
		Community Board	: 409	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	130 STREET, 132 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
Additional Designation(s):	IBZ - INDUSTRIAL BUSINESS ZONE		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: F1-FACTORY/INDSTRIAL

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	0	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	0	0	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	6		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits

114

TIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.
 (Page 1)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **130-43 92nd Ave, Richmond Hill, NY 11418** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

130-43 92ND AVE

Richmond Hill, NY 11418

Industrial Opportunity | Offering Memorandum



Exclusively Listed By



Eli Roerden
Associate
(646) 809-7069
eli.roerden@matthews.com
License No. 10401387913



Bobby Lawrence
Vice President
(718) 554-0377
robert.lawrence@matthews.com
License No. 10401300331

Cory Rosenthal | Broker of Record | Broker Lic. No.: 10311210106 (NY) | Firm Lic. No.: 10991237833 (NY)

MATTHEWS™