

IDEAL QUEENS

184-60 JAMAICA AVE



5K-150K SF AVAILABLE FOR LEASE

**184-10 & 184-60 JAMAICA AVENUE
JAMAICA, NY 11423**

IDEALQUEENS.COM





Warehouse, Logistics Distribution & Manufacturing

Ideal Queens is located at 184-10 and 184-60 Jamaica Avenue in Jamaica, Queens. Totalling 620K square feet, the property consists of two interconnected 5 and 6-story industrial buildings situated on a 3.5-acre lot with secured parking. The building hosts a variety of tenants spanning from garment manufacturing & distributing, cold storage food production, 3rd party logistics (3PL), and warehousing.

ICAP

Industrial and Commercial
Abatement Program tax savings

ECSP

Energy Cost
Savings Program

IBZ

Industrial Business
Zone relocation credit

NYCIDA

Industrial
Program

11'-20"

Clear Height

23'-26'

Column Spacing

14

Loading Docks

6

Freight
Elevators

127

Standard
Parking Spaces


24/7

Access

**Fully
Sprinklered**

**Fiber-optic,
Broadband, and
Cable Services
Available**




 Upgraded loading docks




 New Roofing



 Half of window installation completed



 Brand new fully automatic elevators installed

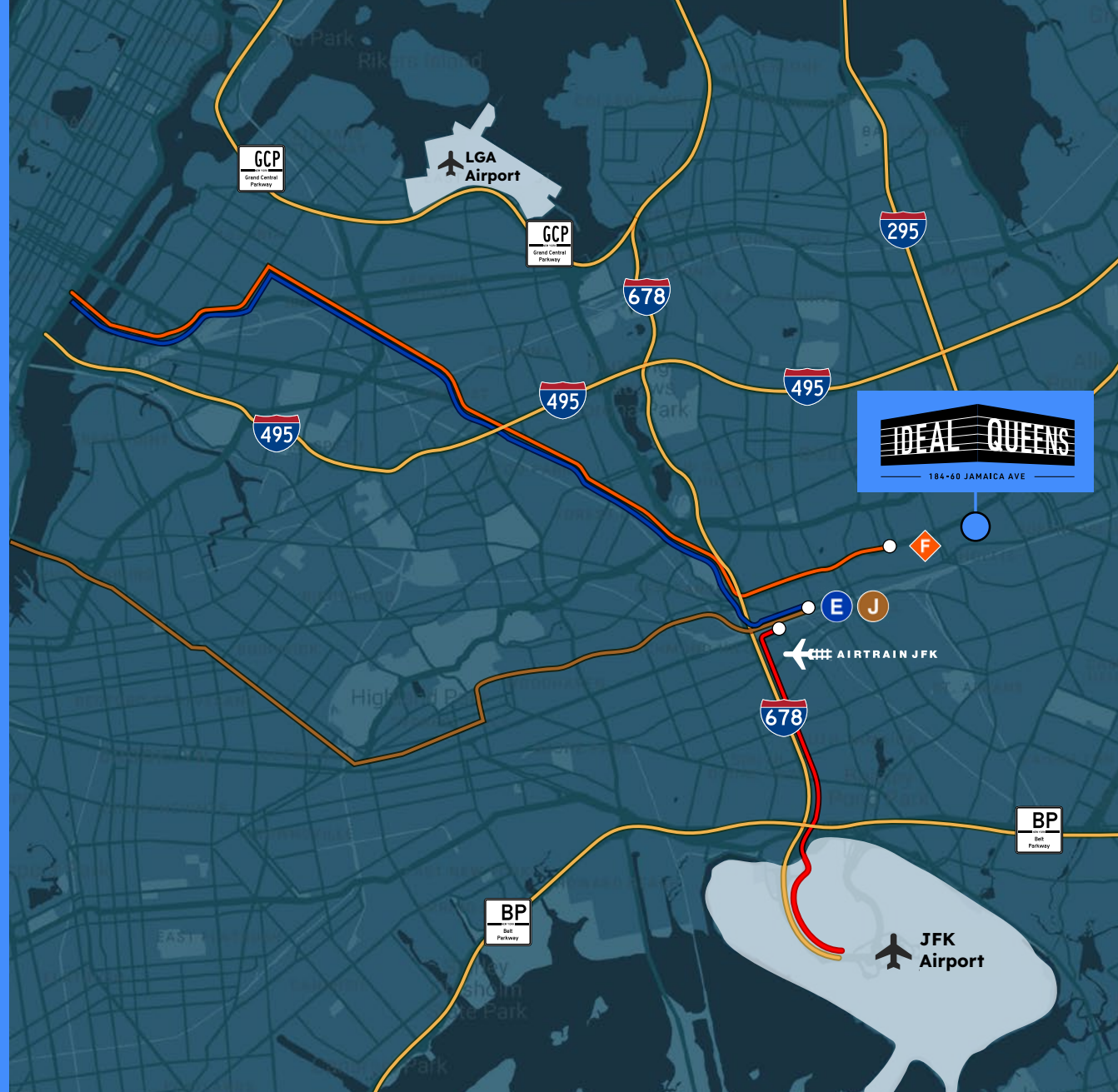
\$8M of Upgrades Underway

The new ownership has begun a comprehensive renovation of Ideal Queens. This intricate modernization project will transform the building into a class-A industrial center by improving the building infrastructure and tenant experience.

Ideal Location...

Ideal for Last Mile Distribution

Connecting Manhattan to Long Island, Ideal Queens is located on Jamaica Avenue in close proximity to LaGuardia Airport and JFK International Airport. The building is situated on a major thoroughfare with accessibility to I-295, I-678, and I-495. For a convenient commute, employees enjoy proximity to Jamaica Station, serviced by the E, J, M, and Z subway lines and the Long Island Railroad. For the commuters that drive, easy access to the Belt Parkway and Grand Central Parkway.



0.5

Miles from
LIRR

0.7

Miles from
F Train

5.4

Miles from
JFK Airport

8.3

Miles from
LaGuardia
Airport

14.3

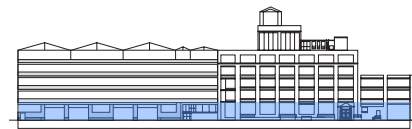
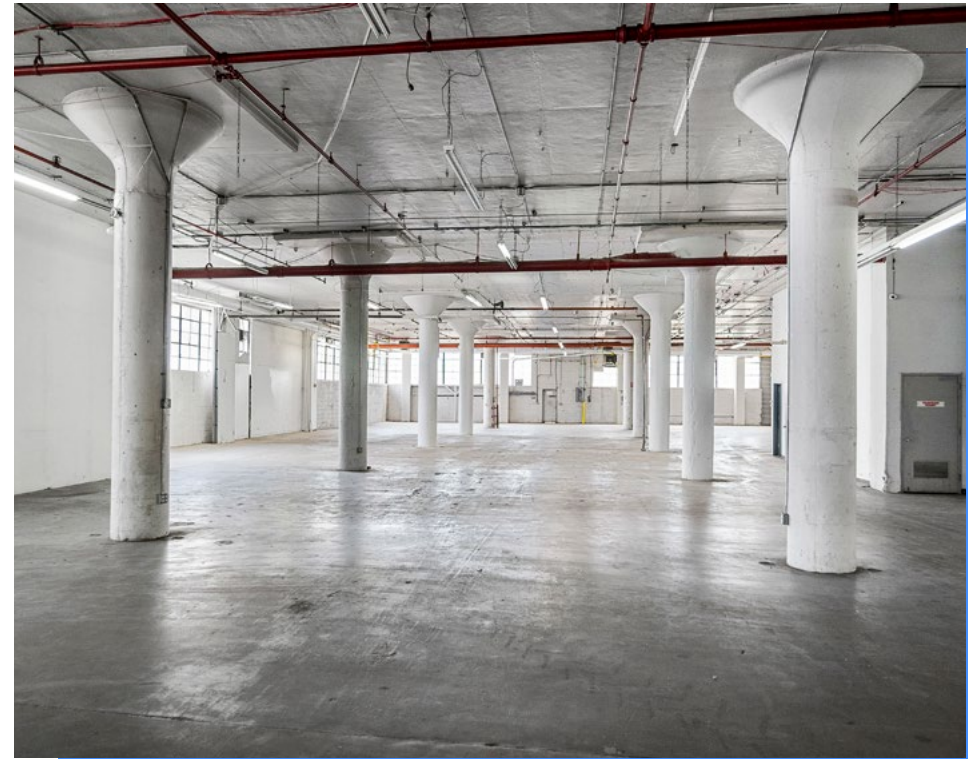
Miles from
Midtown
Manhattan



Basement

24,188
Total RSF

13'
Ceiling Heights



First Floor

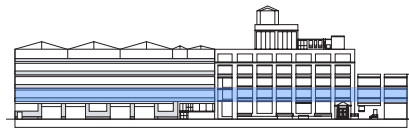
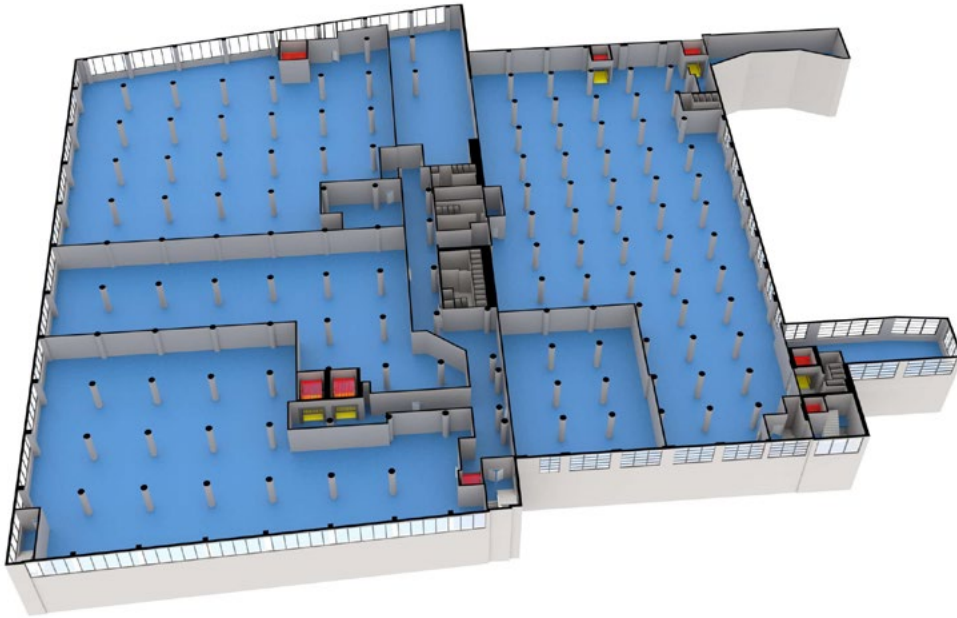
28,729

Total RSF

16'

Ceiling Heights

FULL FLOOR 108,369 SF



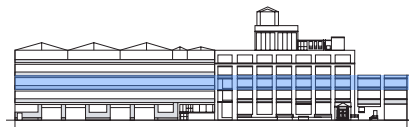
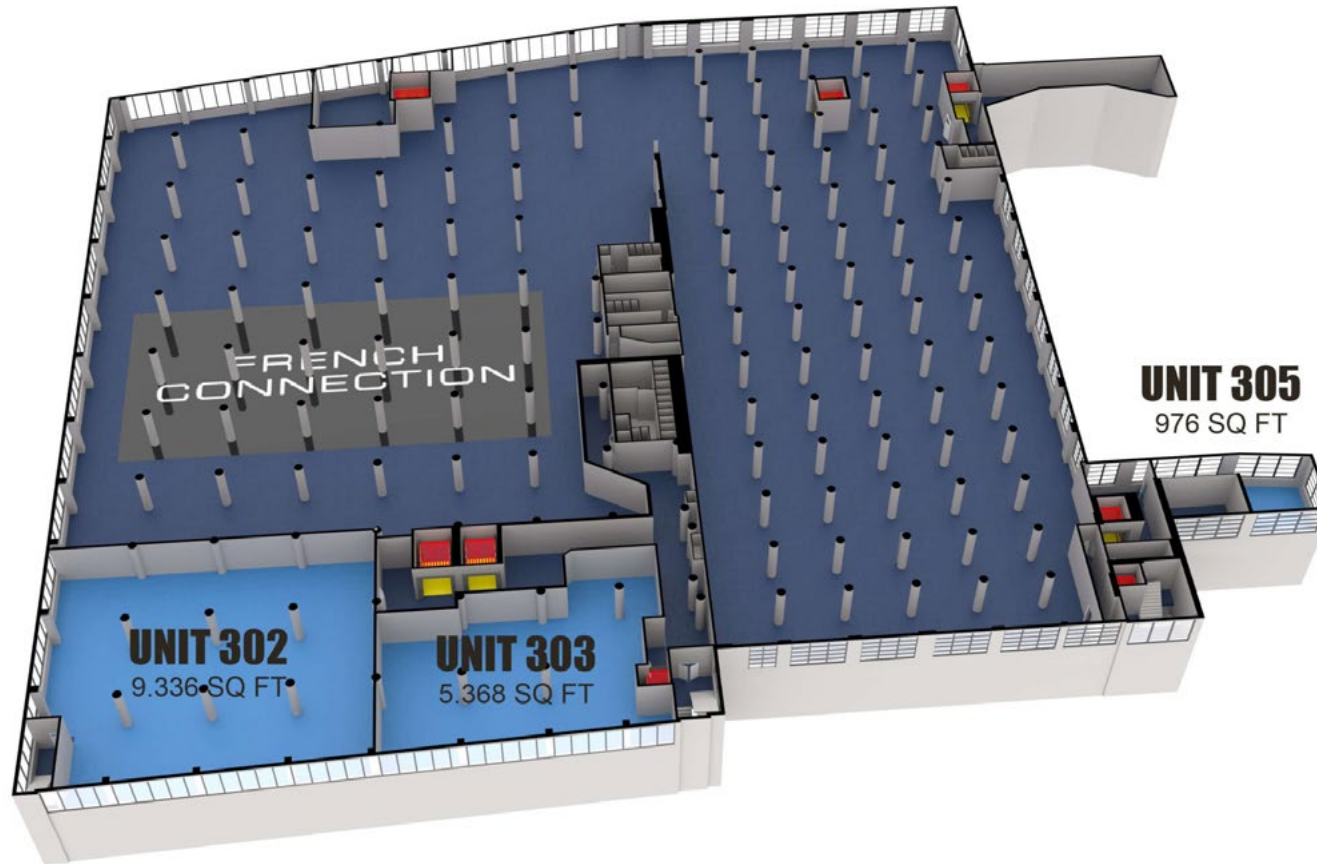
Second Floor

108,369

Total RSF

11'3"

Ceiling Heights



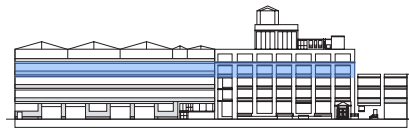
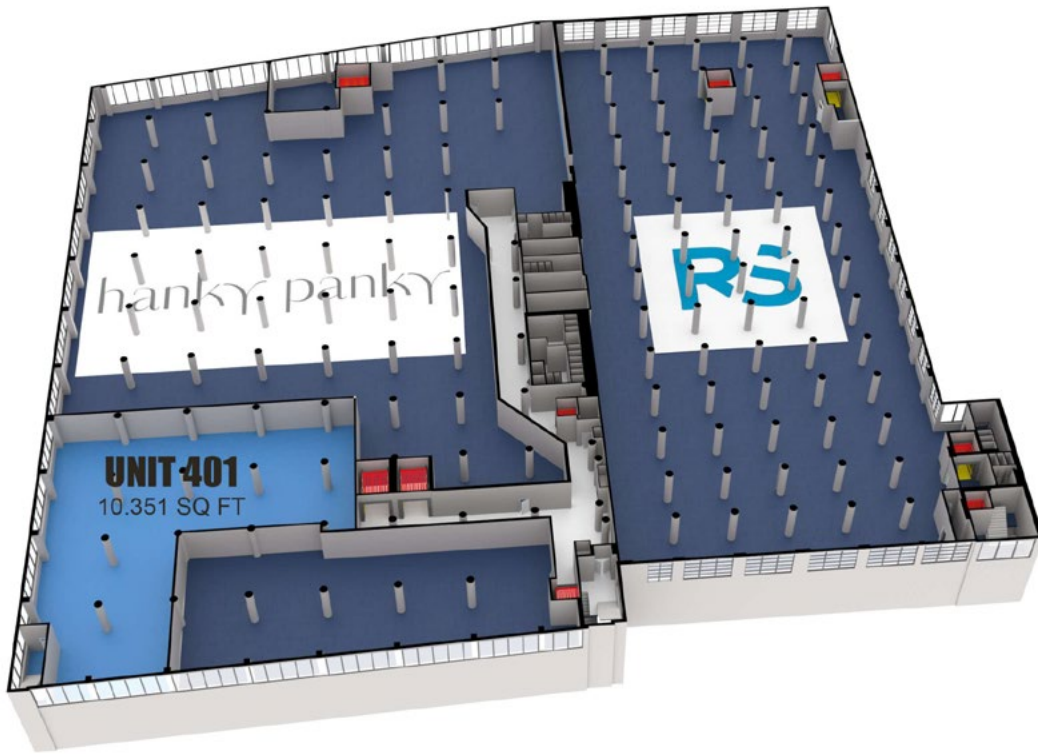
Third Floor

15,680

Total RSF

13'2"

Ceiling Heights



Fourth Floor

10,351
Total RSF

13'2"
Ceiling Heights



CONTACT US



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