



David Junik

PARTNER

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David Junik is a renowned professional and influential leader in the commercial, industrial, and development brokerage realm within the outer boroughs of New York City. With an impressive track record, David's expertise as a skillful negotiator has overseen nearly \$2 billion in successful transactions.

Throughout his remarkable career spanning almost three decades, David has established himself as one of the most accomplished brokers in the last-mile logistics sector, playing a significant role in shaping this market. His dedication to his clients, coupled with bold marketing strategies and comprehensive market knowledge, has consistently yielded industry-leading results. Clients and peers alike admire his unparalleled work ethic and relentless determination, traits that continually fuel his expanding portfolio of loyal customers.

Summary of Transactions

E-Commerce/Logistics Leases

David has successfully negotiated and completed leases for E-Commerce/Logistics tenants covering approximately 5,000,000 sq. ft. in Brooklyn, Queens, and the Bronx. Notable leases I have secured include:

Bronx

- **2505 Bruckner Blvd, Bronx:** 550,000 SF
- **1500 Basset Ave, Bronx:** 366,000 SF on 17 Acres
- **1080 Legget Ave, Bronx:** 228,000 SF
- **511 Barry St, Bronx:** 200,000 SF
- **1132 Oak Point Avenue, Bronx:** 170,000 SF
- **1300 Viele Ave, Bronx:** 141,000 SF
- **1341 Viele Ave, Bronx:** 120,000 SF
- **300-410 Zerega Ave, Bronx:** 100,000 SF
- **1340 Lafayette Ave, Bronx:** 50,000 SF

Brooklyn

- **640 Columbia Street, Brooklyn:** 397,020 SF
- **280 Richards Redhook:** 250,000 SF
- **12555 Flatlands Avenue, Brooklyn:** 214,000 SF
- **55 Bay St Redhook:** 100,000 SF
- **2300 Linden Ave, Brooklyn:** 90,000 SF
- **850 3rd Ave, Brooklyn:** 85,000 SF
- **5381 Kings Highway, Brooklyn:** 85,000 SF
- **144 Pilling St, Brooklyn:** 85,000 SF
- **12505 Flatlands Ave, Brooklyn:** 57,000 SF



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In addition to his real estate accomplishments, David holds degrees in Rabbinical studies from both the Lubavitch Rabbinical Seminary of America and the Educational Institute of Oholei Torah. This unique background underscores his commitment to excellence and integrity in every aspect of his professional life.

With an unwavering passion for the industry and an unyielding commitment to his clients, David Junik stands out as a true leader and trusted partner in the dynamic New York City real estate landscape.

Queens

- **5515 Grand Avenue, Flushing:** 770,000 SF
- **25351 Rockaway Blvd, Queens:** 399,000 SF
- **66-26 Metropolitan Ave, Queens:** 298,000 SF
- **5530 46th St Maspeth:** 120,000 SF

Brooklyn-Industrial

- **165,000 sq. ft. – 101 Varick Avenue, Brooklyn, NY:** The NYC Department of DOT signed a 20-year deal for a three-story office and warehouse building.
- **161,000 sq. ft. – 333 Johnson Avenue, Brooklyn, NY:** Steel Equities acquired this Bushwick property for \$53 million, subsequently leased to Netflix as their first studio space in NYC.
- **52,000 sq. ft. – 280 Johnson Avenue, Brooklyn, NY:** Prologis acquired an industrial property in East Williamsburg for \$27.5 million.
- **75,000 sq. ft. – 110 Beard Street, Brooklyn, NY:** LBA Realty purchased this prime location for \$34 million, intending to reposition it into a first-class urban industrial facility.
- **160,000 sq. ft. – 688 Court Street, Brooklyn, NY:** Madison Capital acquired a hard-to-find site for \$45 million with redevelopment plans for a first-class urban industrial facility.
- **200,000 sq. ft. – 850 Third Avenue, Brooklyn, NY:** Pinnacle Realty leased over 200,000 square feet, including to Care/of, a wellness company owned by Bayer AG.
- **333,000 sq. ft. – 455-459 Smith Street, Brooklyn, NY 11231:** Brokered the sale of this site, buildable to 330,000 sq. ft. in Gowanus, between seller Henry Abadi and purchasers All Year Management, the Hakim Organization, and Property Markets Group. Sold: \$50,000,000.
- **45,000 sq. ft. – 568 Meserole Street, Brooklyn, NY 11237:** Leased to a high-end Italian lighting manufacture/distributor Flos. 45,000 square feet of new development.
- **185,000 sq. ft. – 101 Varick Avenue, Brooklyn, NY 11237:** Brokered the sale of this 3.4-acre site between seller M. Fried and purchaser Rabsky Group. Sold: \$44,000,000
- **65,000 sq. ft. – 109 South 5th Street, Brooklyn, NY 11249:** Represented sellers Kenneth and Annette Stier and purchaser Meadow Partners in the sale of this seven-story, 65,000 sq. ft. office building in Williamsburg. Sold: \$42,000,000
- **153,000 sq. ft. – 5700 Avenue D, Brooklyn NY 11203:** One of the largest industrial sales in Brooklyn, Pinnacle exclusively represented seller, Manhattan Beer. The 5-acre property with an existing 153,000 square foot 1-story building.

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- **176,000 sq. ft. – Redhook, Brooklyn:** Exclusively Represented the seller in the marketing of a 176,000 sq. ft. parcel of land near the new IKEA in Redhook, Brooklyn. Sold to retail developers for \$21 Million.
- **500,000 sq. ft. – Kentile Industrial Building, Brooklyn:** Sold the Kentile industrial building complex totaling over 500,000 sq. ft. for in excess of \$25,000,000 representing both buyer and seller. This transaction earned Junik a "Deal of the Week" in Crain's New York.
- **85,000 sq. ft. – Domino Sugar Company, Brooklyn:** On behalf of the Domino Sugar Company: Secured a purchaser for over 85,000 sq. ft. of building and office space that will ultimately be redeveloped for residential occupancy.
- **62,000 sq. ft. – Star Candle Company, Brooklyn:** Represented Star Candle Company with the sale of their 62,000 sq. ft. Greenpoint waterfront property. Sold to famed artist, Frank Stella.
- **10 Acre Site – General Electric, Brooklyn:** On behalf of PanAmSat (A division of General Electric): Secured a purchaser for their 10 acre site for \$16,000,000 per acre.
- **Rheingold Beer Brewery – 7 Bushwick Place, Brooklyn NY 11203:** A former Rheingold Beer Brewery was one the most interesting loft buildings to hit the red hot Bushwick Brooklyn sub market. This property was packaged and sold as an investment with a quality tenant committed to a long term lease with an attractive cap rate.
- **Warehouse – Kaballah Center: On behalf of the Kaballah Center:** Sold major warehouse distribution center for their United States operations.

Queens–Industrial

- **200,000 sq. ft. – 58-80 Borden Avenue, Queens, NY:** Sitex Group acquired a 3.37-acre industrial site in Maspeth for \$50 million, making strategic improvements.
- **90,000 sq. ft. – 59-00 Decatur Street, Queens, NY:** ReadySpaces secured a 10-year lease for a 90,000-square-foot location, their first in NYC.
- **90,000 sq. ft. – 182-11 150th Road, Queens, NY:** Morgan Stanley purchased this unique JFK airport adjacent site for \$26.5 million, transforming it into a first-class logistical facility.
- **147,000 sq. ft. – 58-80 Borden Avenue, Queens, NY:** The New York City Fire Department leased 200,605 square feet for a new garage and repair facility.
- **40,800 sq. ft. – 16-70 Weirfield Street, Ridgewood, NY 11385:** Facilitated the 10-year lease of this one-story factory to LaserShip, a major Amazon contractor.
- **318,000 sq. ft. – 59-02 Borden Avenue, Maspeth, NY 11378:** Represented the ownership, Kaymac Corporation, in the sale of this 7.3-acre site that currently houses a Coca-Cola bottling plant. Successfully

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procured a new owner, Home Depot, who will take over the site after Coca Cola's triple-net lease expires March 2020. Sold \$62,000,000.

- **80,000 sq. ft. – 35-37 36th Street, Long Island City, NY 11101:** Repositioned this premier loft building in Astoria Queens, Studio Square, consisting of approximately 80,000 sq. ft. as an office conversion with an additional 80,000 sq. ft. of residential air rights. Sold to Emmes Asset Management for \$30 Million to be developed as a boutique office building opposite Kaufman Astoria Studio.
- **171,000 sq. ft. – 58-75/ 59-21 Queens Midtown Expressway, Maspeth NY 11378:** Exclusive Agent for this prominent Queens distribution facility consisting of two 1– story high ceiling buildings 75,000 sq. ft. & 96,000 Square feet, owned and occupied by J & R Electronics. Sold \$ 28,500,000
- **300,000 sq. ft. – JP Morgan Chase/Standard Motor Products:** Successfully procured the purchaser and facilitated the sale-lease back for this 300,000 sq. ft. loft building, which sold for \$40,600,000 (Largest deal in Queens in 2008).
- **300,000 sq. ft. – 41-38 through 41-20 Crescent Street, Long Island City, NY 11101:** 50,000 sq. ft. site buildable to +300,000 sq. ft. in the Queens Plaza Rezoning District. Sold for \$37,000,000 (Total development 455 units in three phases).
- **136,000 sq. ft. – Duane Reade, Long Island City NY 11101:** Procured a purchaser, for their 136,000 sq. ft. 1-story warehouse building in Long Island City.
- **66,000 sq. ft. – Pfizer Company, Long Island City NY 11101:** Located a high-bay warehouse facility of 66,000 Sq. Ft. for the Pfizer Company, representing both the tenant and the owner, Rentar Development Company.
- **96,000 sq. ft. – Public Storage Company, Long Island City NY 11101:** Sold a portion of the Universal Ford site in Long Island City on Northern Boulevard, to Public Storage.
- **155,000 sq. ft. – Manhattan Beer Distributor:** Sold a modern, 1-story 155,000 sq. ft. warehouse distribution building on behalf of the Standard Folding Carton Company to Manhattan Beer Distributor, the largest distributor of Corona and Coors Light Beer in the Metropolitan area.
- **200,000 sq. ft. – Storage Deluxe, Brooklyn:** Assisted Storage Deluxe in their strategic expansion into 200,000 sq. ft. of facilities in 3 different locations throughout Brooklyn.

Bronx–Industrial

- **93,000 sq. ft. – 1110 Oak Point Avenue, Bronx, NY:** Represented both buyer and seller in the \$102.5 million sale of a 9-acre industrial site in Hunts Point.
- **200,000 sq. ft. – 1080 Legget Avenue, Bronx, NY:** Advantage Wholesale Supply sold this property for \$38.5 million to a joint venture of Goldman Sachs Asset Management and Blumenfeld Development Group.

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- **228,000 sq. ft. – 511 Barry Street, Bronx, NY:** Innovo Property Group acquired a 140,000-square-foot refrigerated warehouse for \$54 million.

Residential Conversions

- **615,000 sq. ft. – 29-16 Northern Boulevard—44-35 Purves Street Long Island City, NY 11101:** In one of the largest sale transactions in the Long Island City residential development arena, sites totaling over 615,000 buildable sq. ft. were assembled in an off market deal with a final purchase price of \$67 Million. Pinnacle procured the purchaser, The Rabsky Group, and represented the sellers, The Criterion Group and Emmes Asset Management.
- **410,000 sq. ft. – 30-17 40th Avenue, Long Island City, NY 11101:** In one of the largest joint venture deals in Long Island City, the owner/operators of this former taxi site consisting of an 80,000 sq. ft. plot, with a buildable area of over 410,000 sq. ft. were partnered with one of the most respected national real estate development companies. The Lightstone Group in a transaction valued at \$150 Million, including construction cost.
- **300,000 sq. ft. – 175-225 3rd Street, Brooklyn, NY 11215:** One of the largest deals in the Gowanus, Brooklyn sub-market, a 300,000 sq. ft. Development Site opposite the new Whole Foods development was sold to Livwrk and Kushner Companies for \$84 Million.
- **400,000 sq. ft. – 308 Nevins Street, Brooklyn, NY 11217:** In an off market deal this 120,000 square foot former Verizon Facility in the Gowanus section of Brooklyn will be repositioned to tap its potential of over 400,000 sq. ft. of mixed use development rights plus one of the longest frontages on the Gowanus canal.
- **106,000 sq. ft. – 41-21 28th Street, Long Island City, NY 11101:** As Exclusive Agents for the seller of this prime Long Island City industrial property we developed and executed a plan to reposition this 30,000 square foot industrial building as a 106,000 square foot residential development site generating multiple competitive bidders. Sold to Heritage Equity 11/2013 \$17 Million.
- **67,000 sq. ft. – 33-01 38th Avenue, Long Island City, NY 11101:** This unique Long Island City Queens commercial loft building with additional residential air rights totaling 67,000 sq. ft. was sold to the Hakimian group and Gorjian family for \$14.4 million.
- **320,000 sq. ft. – 41-40 24th Street, Long Island City NY 11101:** 41,000 sq. ft. lot with 3-storage frontage, buildable to 320,000 sq. ft. sold for \$23,000,000
- **54,000 sq. ft. – 51 North 8th Street, Williamsburg, NY 11249:** 18,000 sq. ft. site, buildable to 54,000 sq. ft. Sold for \$9,450,000
Total development \$25,000,000
- **125,000 sq. ft. – 5-05 48th Avenue, Long Island City, NY 11101:** 30,000 sq. ft. site, buildable to 125,000 sq. ft. Sold for \$17,000,000. (Condos sold for \$75,000,000).