



# Paul Bralower

## ASSOCIATE BROKER

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718-371-6402

Paul Bralower is a full service real estate broker specializing in the sale and leasing of industrial, commercial and development properties, focusing exclusively on the outer boroughs of New York City

With over a decade of experience, Paul has closed more than 300 sale and lease transactions with an aggregate value of over half a billion dollars. Dedication to customer service, superior market knowledge and placing an emphasis on developing long term relationships, has positioned Paul as one of the industry leading brokers in the outer boroughs. Paul has the local market knowledge and experience to service the most challenging New York City requirements or assignments.

Paul is a graduate of Marist College where he studied finance and marketing and holds a Bachelors Degree in business administration.

## Summary of Transactions

- **615,000 sq. ft. - Madison Realty Capital & Artemis Real Estate Partners - 184-10/60 Jamaica Avenue, Jamaica NY:** Retained exclusively to facilitate the sale of the 615,000 sq. ft multi tenanted industrial complex, the assignment was successfully completed by procuring Madison Realty Capital and Artemis Real Estate Partners as buyers, Sale price \$78,000,000.
- **141,500 sq. ft. - Subsequently represented institutional ownership in the leasing of 141,500 sq. ft. in 6 lease transactions. Tenants included French Connection, Dress for Success Worldwide, 4px EXPRESS USA, Wit Zenith Trading and Moga Packaging.**
- **200,000 sq. ft. - Verizon- 297 Norman Avenue, Greenpoint, 100-02 Atlantic Avenue, Ozone Park, 12-11 Redfern Avenue, Far Rockaway:** part of the Pinnacle team retained by Verizon in the sale of three industrial properties totaling 200,000 sq. ft.
- **175,000 sq. ft. - Bronx:** As exclusive representative for a Canadian cement company in search of a large waterfront site for their business. Paul was part of the pinnacle team that was able to find them a 4-acre waterfront property in the Bronx where they built a state of the art cement processing facility, which is now one of the largest in the country
- **90,000 sq. ft. - 22-19 & 21-21 41st Avenue, Long Island City:** as exclusive agent for two industrial loft buildings totaling over 200,000 sq. ft. represented ownership in 13 lease transactions. Spaces ranged in size from 1,800 sq. ft. to 16,500 sq. ft.
- **86,000 sq. ft. - 44-22 54th Road, Maspeth:** brokered one of the largest industrial sales in queens at the time
- **87,500 sq. ft.- 7 Bushwick Place, Bushwick:** represented ownership in the sale of a fully leased 87,500 sf Industrial loft building
- **78,000 sq. ft. - Last Mile Distribution:** 31-10 48th Avenue, Long Island City: Procured a last mile distribution tenant in a long term lease in one of Queens largest warehouse deals of the year



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### Notable transactions with:

- Pace Plumbing
- Allied Building Products
- ASPCA
- The New York Road Runners
- Bread Alone
- Thyssenkrup
- Taco Bell
- Paul Kasmin Gallery
- Ford
- Lorin Marsh
- All State Insurance
- Madison Realty Capital and Artemis Real Estate Partners
- New York City Administration for Children Services
- French Connection
- TMI / CJ America
- Bank of America
- US Trust
- Skanska
- Railworks
- Tutor Perini
- LK Comstock
- Industry City
- Napa Auto Parts
- Prologis
- David Zwirner
- Boyce Technologies
- Steel Equities
- Verizon
- Dress for Success Worldwide

- **75,000 sq. ft. - NYC infrastructure improvements:** in multiple transactions leased office space, yard space and warehouse space to several of the world's largest construction companies. Tenants included Tutor Perini, Rail Works, Skanska and Comstock
- **74,000 sq. ft. - 513 Irving Avenue, Ridgewood:** Brokered a long term lease to international food manufacturer CJ America / TMI Trading
- **60,000 sq. ft. - 37-21 32nd Street, Astoria:** procured an international developer as a buyer of a former factory turned residential development site- \$8,125,000
- **61,000 sq. ft. - New York City Administration for Children Services - 245 East 149th Street, Bronx:** As exclusive agent represented in the leasing of one of the largest modern daycare facilities in NYC
- **61,000 sq. ft. - Independent Chemical - 79-01 71st Avenue, 70-30 79th Place and 79-51 Cooper Avenue, Glendale:** Represented ownership in the sale of three buildings formerly occupied by the independent chemical company to three separate buyers- transaction total \$11,300,000
- **48,100 sq. ft. - Steinway Park - Astoria:** represented the L Group; a prominent Queens developer for the marketing and sale of an Industrial Development consisting of 11 buildings totaling 48,150 SF. Project sold out within 12 months with a total transaction volume of \$19,500,000.
- **45,000 sq. ft. - Napa Auto Parts- 32-31 57th Street, Woodside:** Tasked with a vacant industrial building, as exclusive agent successfully repositioned the property by procuring to two tenants, NAPA Auto Parts and MIC Tires. With the rental income the property was sold to an investor doing a 1031 exchange
- **39,000 sq. ft. - 41-20 39th Street, Long Island City:** procured a buyer who had a 1031 exchange in the investment sale of a fully leased office/ warehouse occupied by fine art storage tenant Cadogan and Tate. Sale price \$13,000,000
- **38,500 sq. ft. - 41-15 23rd Street, Long Island City:** the sale of a former factory turned residential development site to an international residential developer
- **33,000 sq. ft. - 57-35 Flushing Avenue, Maspeth:** sold an industrial complex that was a combination of building and land-\$4,800,0000
- **26,000 sq. ft. - 4601 2nd Avenue, Sunset Park:** represented the seller as exclusive agent in the sale of a Brooklyn warehouse \$6,900,000
- **22,900 sq. ft. - Steel Equities- 53-07 Nurge Avenue, Maspeth:** procured a buyer in the sale of a Steel Equities 22,900 sq. ft. industrial property- sale price \$7,100,000 Subsequently represented new ownership in leasing the property
- **20,000 sq. ft. - 58 Junius Street, Brooklyn:** the sale of a warehouse to a produce company, sale price \$2,850,000

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



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- **18,500 sq. ft. - E-Commerce 41-38 37th Street, Long Island City:** brokered a lease transaction to an expanding online retailer for a new office/warehouse
- **18,000 sq. ft. - 43-15 20th Avenue, Astoria:** sold a warehouse building for \$5,900,00. Subsequently leased the building for the new ownership two tenants
- **17,500 sq. ft. - Long Island City & Greenpoint:** The leasing of two warehouse spaces to a motion picture props company expanding into NYC
- **15,500 sq. ft. - 42-07 20th Avenue, Astoria:** the sale of a warehouse building to an investor for \$6,150,000
- **15,000 sq. ft. - 186 Huron Street:** the sale of a former food distribution warehouse turned residential development site
- **13,500 sq. ft. - 44 Box Street, Greenpoint:** as exclusive agent represented the seller of a residential development site. Sale price \$4,150,000
- **12,500 sq. ft. - 23-41 Borden Avenue, Long Island City:** the leasing of a warehouse/office space to Center Staging LLC in their first NYC location
- **11,300 sq. ft. - 58-61 55th Street, Maspeth:** Retained exclusively to facilitate the sale of the 1-story industrial building. The assignment was successfully completed by procuring a Buyer for \$2,300,000

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