



**Paul Bralower**  
**Associate Broker**

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Paul Bralower is a full-service licensed associate real estate broker specializing in the sale and leasing of industrial and commercial property focusing exclusively on the outer boroughs of New York City.

Over a Decade of experience, Paul has closed more than 250 sale and lease transactions totaling approximately \$600,000,000 in aggregate value. Its dedication to hard work, customer service, persistence and an emphasis on long term relationships over short term gain that has positioned Paul as one of the industry leading commercial sale and leasing brokers in the outer boroughs. Paul has the local market knowledge, expertise 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 Bachelor's Degree in Business administration. He lives in Rockville Centre with his wife, daughter and dog.

### Summary of Transactions

- **184-10/60 Jamaica Avenue, Queens:** as exclusive agent sold a 615,515 Square foot industrial building for \$78,000,000 to Madison Realty Capital & Artemis Real Estate Partners. Subsequently was hired by Madison Realty Capital & Artemis Real Estate Partners and as exclusive agent represented ownership in 6 lease transactions totaling approximately. 141,500 Square feet. Tenants included French Connection, Dress for Success worldwide, 4px Express USA, Wit Zenith Trading and Moga Packaging.
- **31-10 48th Avenue, Long Island City:** Leased a 78,000 SF last mile distribution facility. One of the largest warehouse lease deals in western queens at the time.
- **41-20 39th Street, Long Island City:** The investment sale of a former 39,000 SF art storage warehouse and office facility for \$13,000,000.00 in a 1031 exchange.
- **41-38 37th St, Long Island City:** The leasing of 18,500 SF warehouse/office to a e-commerce company.
- **18-27 through 18-21 41st Street and 18-42 through 18-22 42nd Street, Astoria:** Part of pinnacle team that as exclusive agent represented a Developer in the sale of 10 new construction Warehouse/
- Office buildings in 10 separate transactions totaling over 43,000 SF / \$17,500,000.00 Subsequently found tenants to lease several of the buildings

- **7 Bushwick Place, Bushwick:** As exclusive agent represented the sellers in the investment sale of 87,500 SF fully rented industrial loft building.
- **245 East 149th Street, Bronx:** As exclusive agent represented landlord in leasing of an approximate 61,000 SF facility to New York City Administration for Children's Services- one of the largest modern day care facilities in NYC.
- **53-07 Nurge Avenue Maspeth:** The investment sale of a 14,500 SF Building with land \$7,100,000.00.
- **513 Irving Avenue, Ridgewood:** The leasing of 74,000 SF of space in Ridgewood, Brooklyn to an international food manufacturer a lease transaction valued at over \$8,000,000.00.
- **22-19 & 22-19 41st Avenue, Long Island City:** Part of pinnacle team that as exclusive agent for two Industrial Loft Buildings totaling 200,000 SF represented landlord in 13 separate lease transactions over 75,000 SF. Tenants ranged in Size from 1,800 SF to 16,500 SF.
- **4601-2nd Avenue, Brooklyn:** The sale of a 26,000 SF warehouse for \$6,900,000.00.
- **32-31 32nd Street, Astoria:** The sale of a 60,000 SF residential development site for \$8,125,000.00.
- **32-31 57th Street, Woodside:** The sale and lease of a 45,000 SF property in Woodside, Queens. Tasked with a vacant building, as exclusive agent Paul successfully repositioned the building by leasing the property to two tenants, NAPA Auto Parts and MIC Tires. With the rental income Paul sold the property to an investor doing a 1031 exchange.
- **NYC TRANSIT:** The Leasing of office space, yard space and warehouse space to several of the world's largest construction companies while they were assisting with billions of dollars of NYC Infrastructure improvements including the 2nd Avenue Subway line and the East Side Access which will eventually connect the Long Island Railroad to Grand Central Station. Some of the companies included Tutor Perini, Rail Works, Skanska and Comstock.
- 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 acre waterfront property in the Bronx where they built a state of the art cement processing facility, which is now the largest in the country.
- **Verizon:** Part of pinnacle team that as exclusive agent for Verizon Successfully sold 3 Industrial Properties Located in Greenpoint Brooklyn, Ozone Park Queens and Far Rockaway Queens in 3 separate transactions totaling over 200,000 SF.
- **79-01 71st Avenue, 70-30 79th Place and 79-51 Cooper Avenue, Glendale:** As exclusive agents for the owners of three properties totaling 60,616 SF, completed three separate sale transactions totaling \$11,300,000.00.
- **41-15 23rd Street, Long Island City:** The sale of a 38,500 SF residential development site.
- **44-22 54th Road, Maspeth:** The sale of an 86,000 SF Warehouse. One of the largest industrial sales in Queens at the time.
- **Industry City, Sunset Park- Brooklyn:** The leasing of 13,200 SF office space in Brooklyn to a national tenant opening their first location in New York City. A transaction with a lease value of approximately \$2,000,000.00.
- **Greenpoint, Brooklyn & Long Island City Queens:** The leasing of two spaces totaling 17,000 SF of space to a company from Los Angeles capitalizing on NYC booming film industry.
- **58-61 55th Street, Maspeth:** The sale of an 11,000 SF industrial property.
- **186 Huron Street, Greenpoint:** The sale of a residential development site.
- **41-15 23rd Street, Long Island City:** The sale of a 38,500 SF residential development site.
- **22-19 41st Avenue, Long Island City:** The leasing of a 15,000 SF space to Cooper Electric Supply.
- **39-25 23rd Street, Long Island City:** The leasing of two properties totaling 21,000 SF to Boyce Technologies.