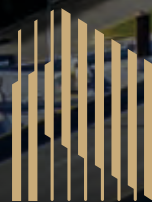


WORLD-CLASS INDUSTRIAL SPACE. LOCAL IMPACT.  
DIVISIBLE TO 31,000 SQUARE FEET.  
MINUTES TO MANHATTAN.



REVIEW  
AVENUE  
COMPLEX



INTRODUCING REVIEW AVENUE COMPLEX

## THE NEW URBAN INDUSTRIAL

The Review Avenue Complex is a Class A, multi-story, multi-tenant, industrial development, delivering in the Fall of 2025. The 736,400-square-foot, purpose-built facility offers an incomparable Long Island City location, revolutionary features, and flexible floor plates with suites starting at 31,000 square feet.

# CLASS A WAREHOUSE FACILITIES

AVAILABLE FOR LOCAL AND REGIONAL BUSINESSES



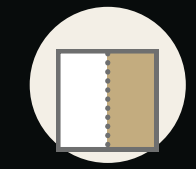
**736,400 SF**  
TOTAL CLASS A SPACE



**257,366 SF**  
WAREHOUSE/MEZZ SPACE



**479,032 SF**  
PARKING/LOADING



**DIVISIBLE**  
SUITES STARTING AT 31K SF



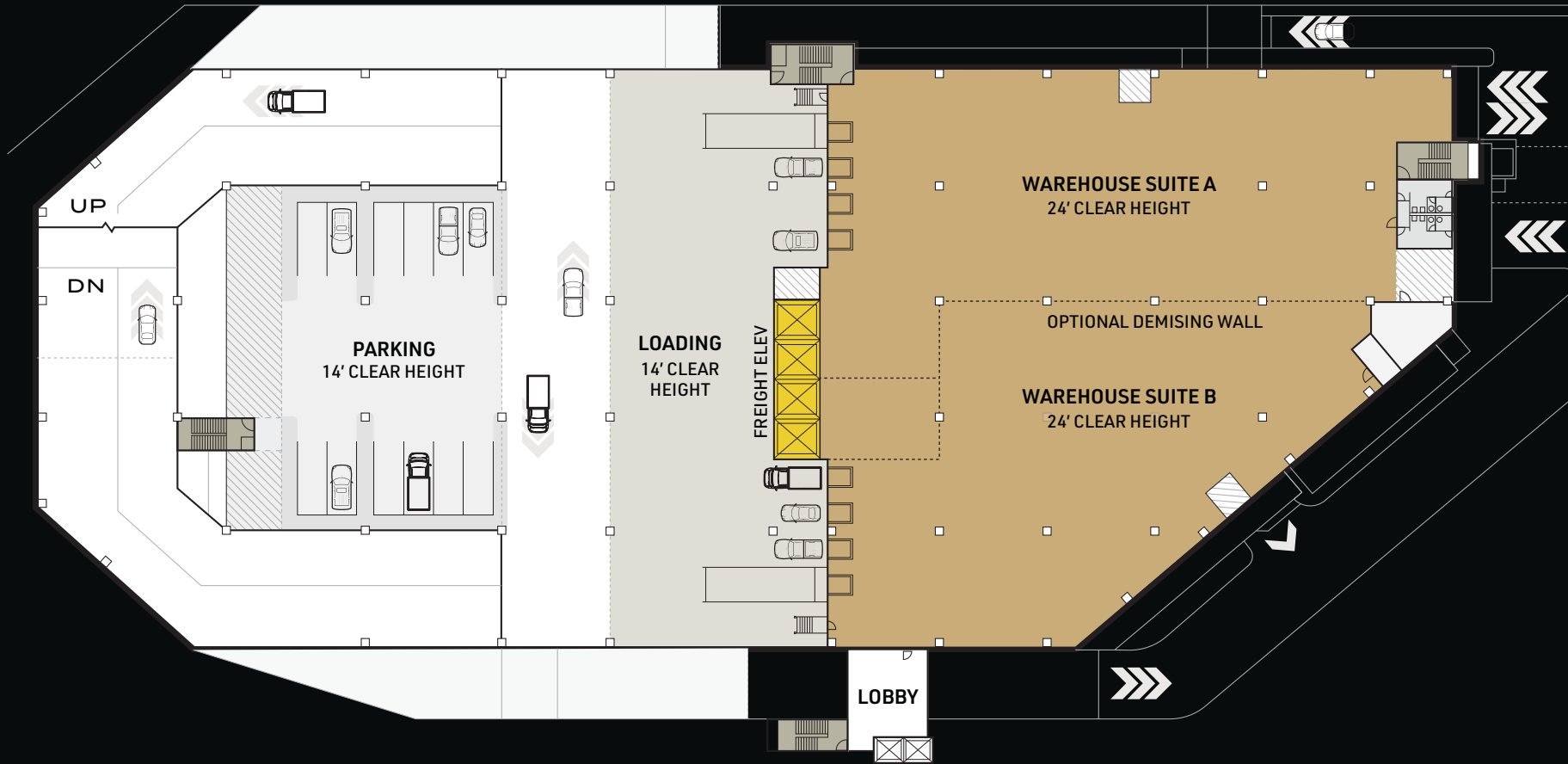
**CLEAR HEIGHTS**  
UP TO 32 FEET



**36 DOCKS**  
7 POTENTIAL DRIVE-IN DOORS

# EVERY FLOOR IS A FIRST FLOOR

FULL ACCESS DRIVE UP TO EVERY SUITE



**ELEVATE YOUR  
BUSINESS WITH  
CLASS A  
INDUSTRIAL SPACE**

Local and regional businesses now have the extraordinary opportunity to upgrade to Class A warehouse space at Review Avenue Complex. Experience a new level of efficiency and productivity with a footprint that perfectly fits your business needs.



EVERY FLOOR IS A FIRST FLOOR

**UNLOCK NEW  
POTENTIAL:  
TAILORED SPACES  
STARTING AT  
31,000 SQ. FT.**

Review Avenue Complex supports the growth of smaller ambitious businesses by offering customizable spaces starting as small as 31,000 square feet. This pivotal opportunity allows qualified tenants to benefit from the same premium facilities as larger enterprises, all within a practical and cost-effective framework.

Upgrade to RAC's Class A warehouse space and experience the difference that top-tier infrastructure can make for your business.

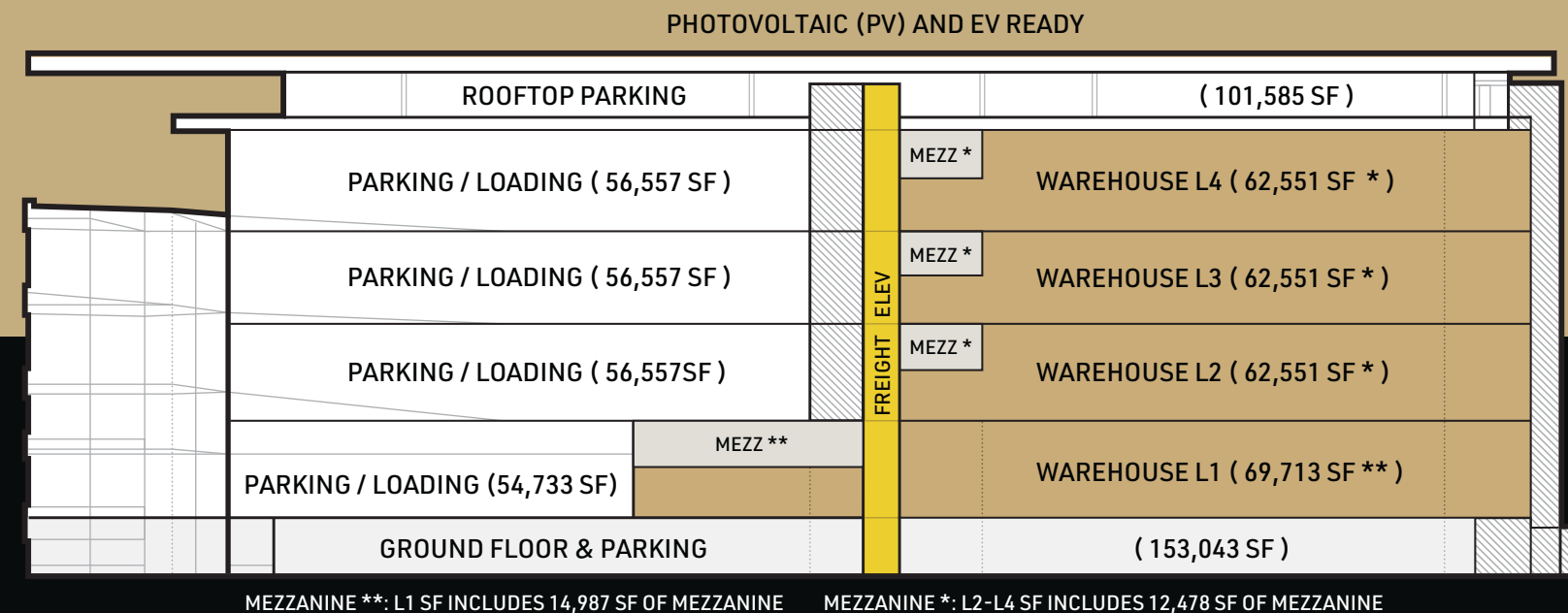




REVOLUTIONARY SPACE FOR A NEW GENERATION OF USERS

## MULTISTORY IS OUR STORY

Multistory urban industrial facilities are the future for supply-constrained markets, like New York City. Minutes from Manhattan and six stories tall, the Review Avenue Complex offers 736,400 square feet of world-class space; generous parking on every level; ample loading docks and truck courts, adjacent to each warehouse suite; and a 35-foot-wide truck ramp for easy drive-up access to every floor and every space. At the Review Avenue Complex, “multi-level” means ground-level convenience.



## GROUND FLOOR FEATURES ON EVERY FLOOR

Review Avenue Complex offers all the convenience of a ground-level facility with direct, drive-up access to every floor—and every floor offers abundant parking, its own truck courts and ample loading docks.

**4 LEVELS**

OF WAREHOUSE + GROUND & ROOF PARKING

**35'**

WIDE TRUCK RAMP

**4**

FREIGHT ELEVATORS

**40'x42.5'**

COLUMN SPACING



4

#### 4 LEVELS OF WAREHOUSE + GROUND & ROOF PARKING

Parking, truck courts and loading docks are contiguous to each warehouse space.



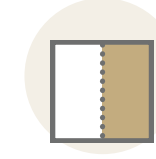
#### ABUNDANT PARKING ON EVERY LEVEL

Parking includes spaces for 166 cars and 118 fleet and oversized vehicles.



#### EASY TRUCK ACCESS TO EVERY LEVEL

Levels are accessible from the multistory parking garage via a 35-foot-wide ramp.



#### DIVISIBLE SPACE FOR MULTIPLE TENANTS

Designed for up to two tenants on each warehouse level; suites start at 31,000 SF.



#### FLEXIBLE FLOOR PLATES FOR MULTIPLE USES

Warehouses provide 40' x 42.5' column spacing and clear heights up to 32'.



#### AMPLE DOCKS ON EACH WAREHOUSE LEVEL

36 docks total, with 12 docks on Warehouse Level 1 and 8 docks each on Warehouse levels 2 through 4.



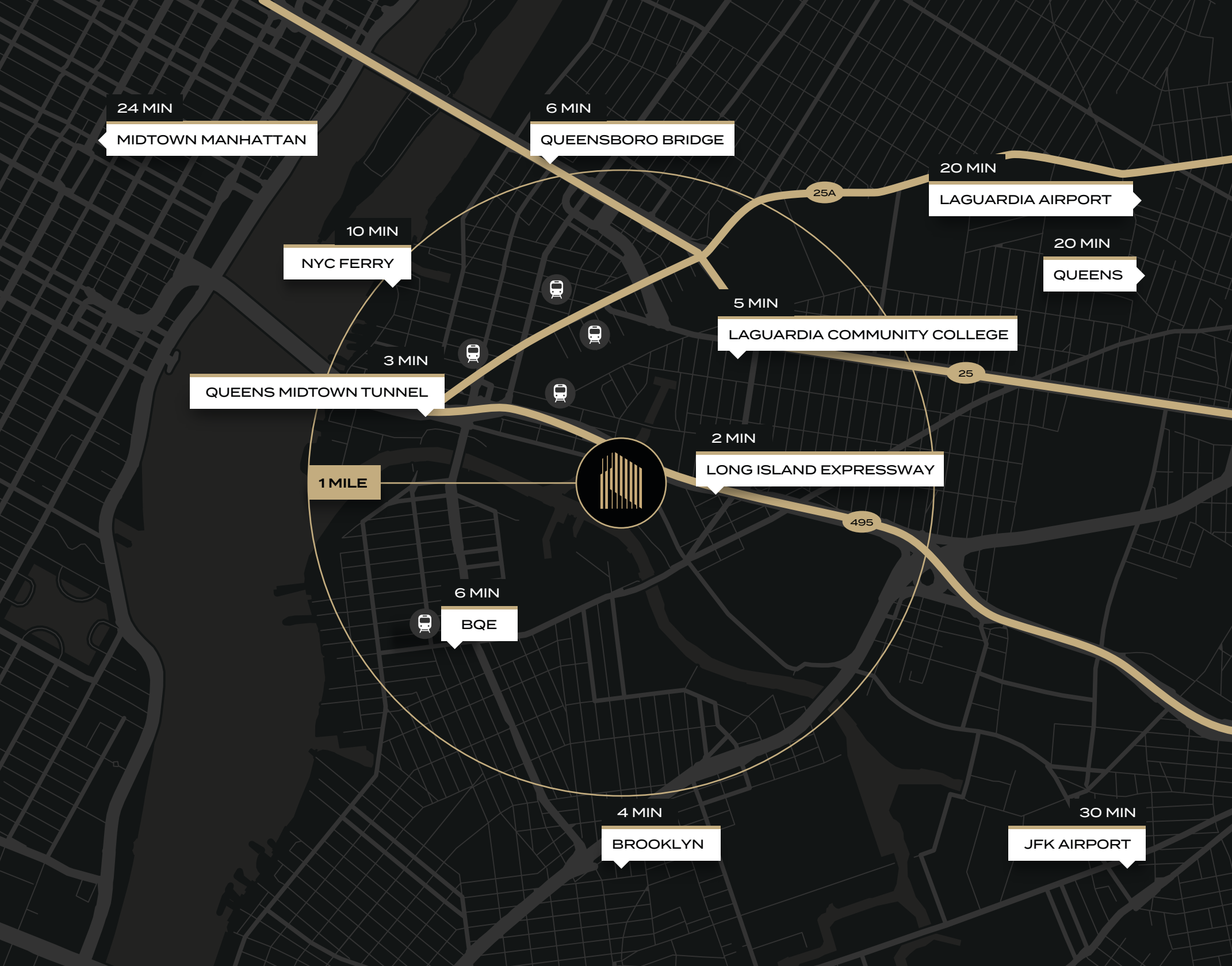
#### VERSATILE MEZZANINE LEVELS

With ceilings up to 12 feet, mezzanines provide flexible office and storage space.



#### ADDITIONAL CLASS A FEATURES

Include high-capacity floor loads, heavy power, four freight elevators, photovoltaic (PV) and EV ready and more.



LONG ISLAND CITY, QUEENS, NY

## AN INCOMPARABLE LOCATION

Minutes from the Queens Midtown Tunnel, Queensboro Bridge and the Long Island and Brooklyn-Queens Expressways, the Review Avenue Complex provides quick and easy access to Manhattan and to all the major routes serving the other boroughs of New York City, as well as the entire Tri-State metropolitan area.







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## DEVELOPED BY INNOVO PROPERTY GROUP

Innovo Property Group (IPG) is a leading New York real estate investment and operating company. With the Review Avenue Complex, its latest multistory, multi-tenant development, IPG is shifting the paradigm for a new generation of users seeking space in dense metropolitan markets. The Review Avenue Complex is a 736,400 square-foot facility and will deliver Fall 2025.

**6M+**

SF UNDER MANAGEMENT

**\$3B+**

GROSS ASSET VALUE UNDER MANAGEMENT

**200**

YEARS OF TEAM REAL ESTATE EXPERIENCE

## CONTACT OUR LEASING TEAM



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