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TEK REALTY ADVISORS FACILITATES \$7.5M INDUSTRIAL SALE IN ASTORIA



ASTORIA, NY - The ±20,000 square foot warehouse sits on a rare block-through parcel, offering dual frontage and enhanced accessibility—an increasingly scarce feature in the Astoria industrial market. The property features a highly functional layout, including drive-in access, strong ceiling heights, and efficient column spacing, all of which continue to command premium demand from both investors and owner-users.

TEKRA sourced the buyer, a New York City-based industrial and office investing family, leveraging its direct relationships within the local ownership community. The seller was represented by Lee & Associates.

The transaction was structured to include a 10,000 square foot sale-leaseback, allowing the seller to retain a portion of the premises while providing the buyer with immediate in-place income. The remaining 10,000 square feet was delivered vacant and made available for lease upon closing, creating additional upside through lease-up and repositioning.

The successful execution of this transaction underscores TEKRA’s ability to source qualified buyers, structure creative transactions, and deliver outcomes that align with both seller and buyer objectives.

This transaction further reinforces continued pricing strength for well-located, functional industrial assets across Western Queens, where demand remains strong and available inventory remains limited.

About TEK Realty Advisors LLC

TEKRA is a boutique commercial real estate brokerage and advisory firm located in New York City that specializes in the sale and leasing of investment properties, industrial/warehouses, development sites, self-storage facilities, retail stores and mixed-use/multi-family properties. TEKRA represents owners, sellers, purchasers and lessees of commercial estate assets throughout the NYC Metro area.