



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



69-58 79TH STREET

MIDDLE VILLAGE, NY 11379

11,300 SF Plus 3,700 SF Yard Sale/Lease

Central Queens Location with
3 Drive-In Doors and
One Large Loading Dock

Type

Warehouse / Land / Industrial

SQUARE FOOT
 **11,300^{SF} BLDG**
3,700^{SF} YARD

CLEAR HEIGHT
 **13.5' - 18'**

LOADING
 **3 DRIVE-IN DOORS**
1 LARGE LOADING DOCK

ZONING
 **M1-1**

PARCEL ID
 **3798**
BLOCK

 **40, 44**
LOTS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

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.

Property Overview

Features

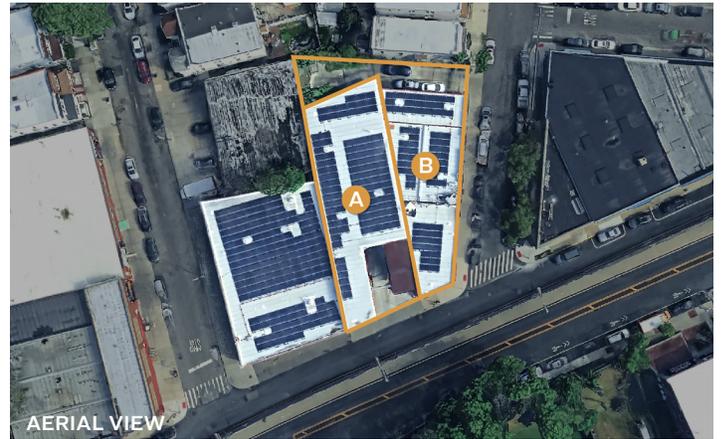
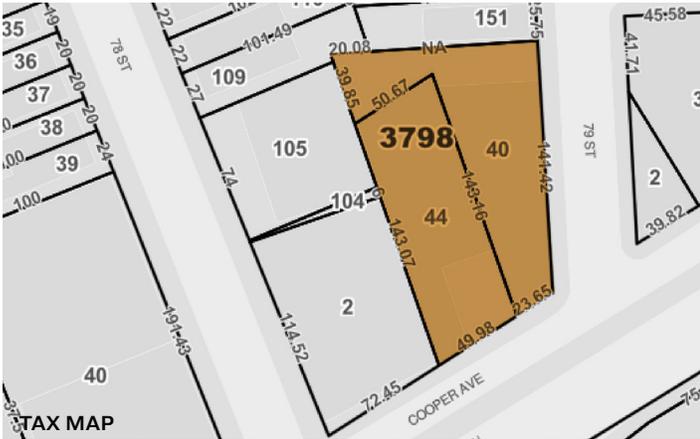
- 2 Properties
- Totaling 11,300 Sq. Ft.
- 3,700 Sq. Ft. Yard
- 15,000 Sq. Ft. Total Plot Size
- Can be Sold or Leased Together or Separately
- New Roof—2 years old
- Each Building has Separately Metered Utilities and Bathrooms
- Ideal For Multiple Tenants
- Rooftop Solar Panels
- Upgraded Electrical Service

A 78-09 Cooper Ave

- ± 6,000 Sq. Ft. Building
- ± 1,000 Sq. Ft. Fenced Paved Yard
- 1 Drive-In Door
- 1 Large Covered Loading Dock
- 3 Ton Crane
- Column Free
- Gas Heat
- Upgraded Electric

B 69-60 79th St

- 5,300 Sq. Ft. One-Story Building
- 2,700 Sq. Ft. Yard
- 2 Drive-In Doors
- Built Out Office Space - HVAC
- Multiple Bathrooms
- Conference Room
- Kitchenette
- Gas Heat



TRANSPORTATION

M MIDDLE VILLAGE - METROPOLITAN AVENUE

 LONG ISLAND EXPRESSWAY
JACKIE ROBINSON PKWY
VAN WYCK EXPY

 **Q29, Q47, Q54:** COOPER AVE/ 80TH ST
Q55: MYRTLE AVE/74 ST

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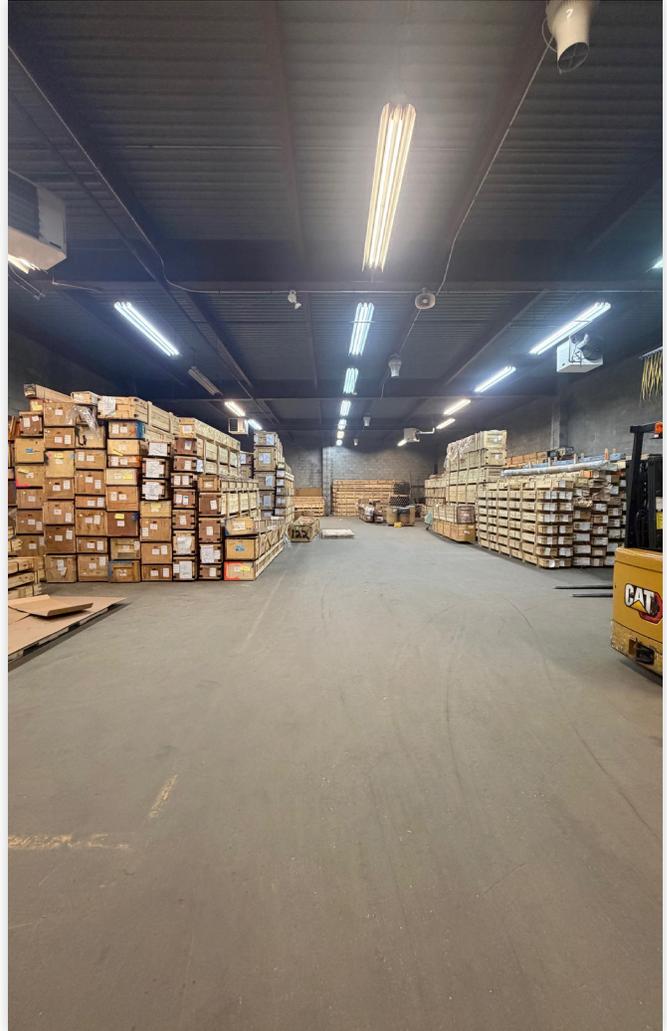
PICTURES

69-60 79th St



PICTURES

78-09 Cooper Ave



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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