

PRIME LONG ISLAND CITY BUILDING FOR SALE

21-44 44th Road, Long Island City, Queens, NY



36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM

Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the sale of 21-44 44th Road in Long Island City, Queens, NY.

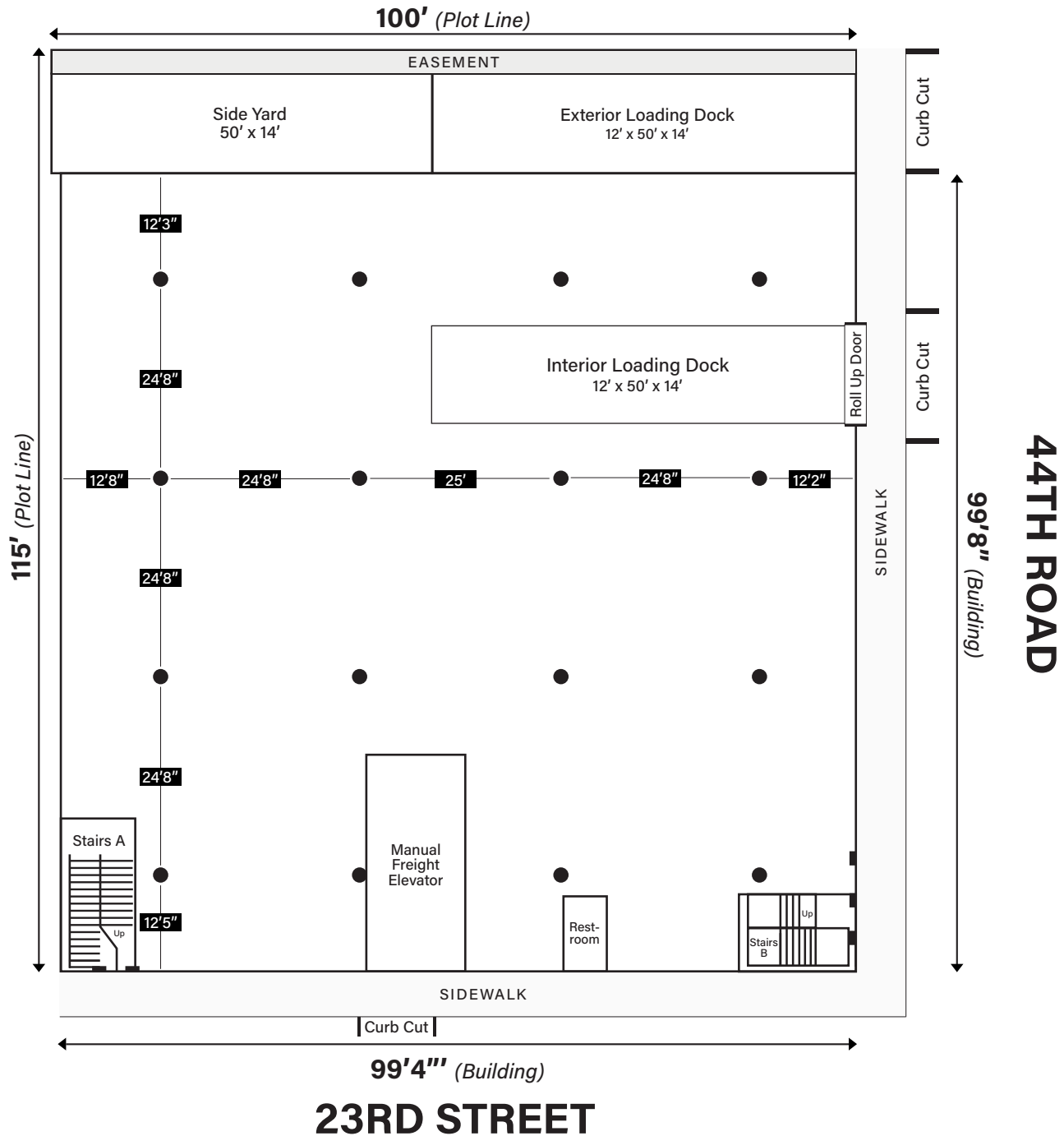
Located directly across the street from the newly constructed tallest building in Queens, the property consists of an 30,000 sf 3-story industrial building on a total plot of 11,500 sf. Loading is serviced through 2 drive-in doors and a 10 ton freight elevator.

The site is within walking distance of the 7, N, W, E, M, & G subway lines. The Long Island Expressway, Brooklyn Queens Expressway and Grand Central Parkway, as well as the Queensboro Bridge, provide quick access to the all boroughs of New York City as well as all points east.

Total Building	30,000 sf 3-Story
Plot Size	11,500 sf
Lot Dimensions	115' x 100'
Zone	M1-4
Taxes (2023/24)	\$133,737.00
Drive-in Doors	2
Heat	Gas
Ceiling Heights	15'
Elevators	1 Freight (20,000 lb / 10 Ton)
Subway	7 N W E M G
Sale Price	<i>Call or E-mail</i>



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NOTE:

This floor plan is not an architectural drawing (full architectural drawings can be provided upon request).

2nd & 3rd floor plans are identical except for loading & side yard.

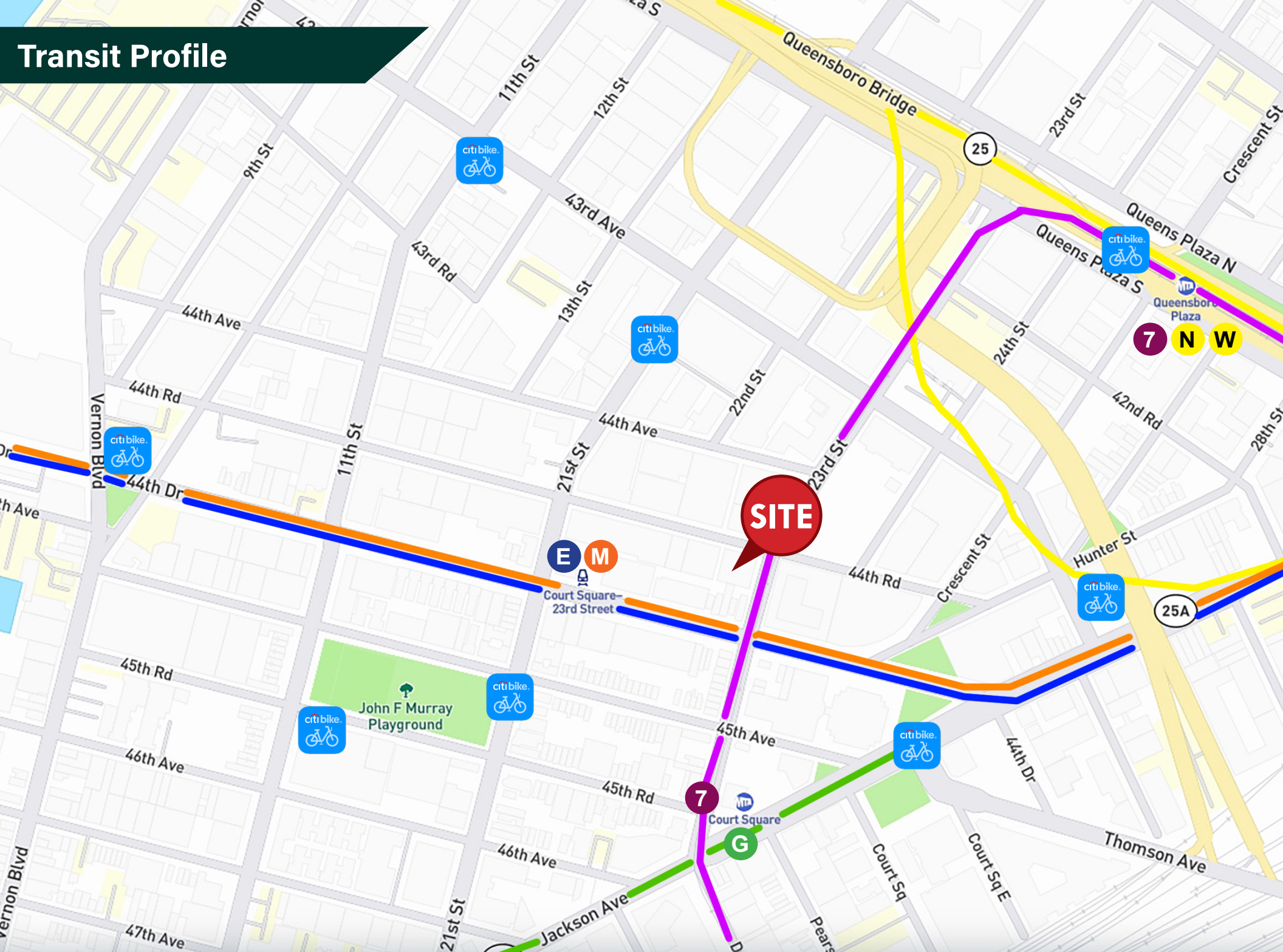
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Area Profile

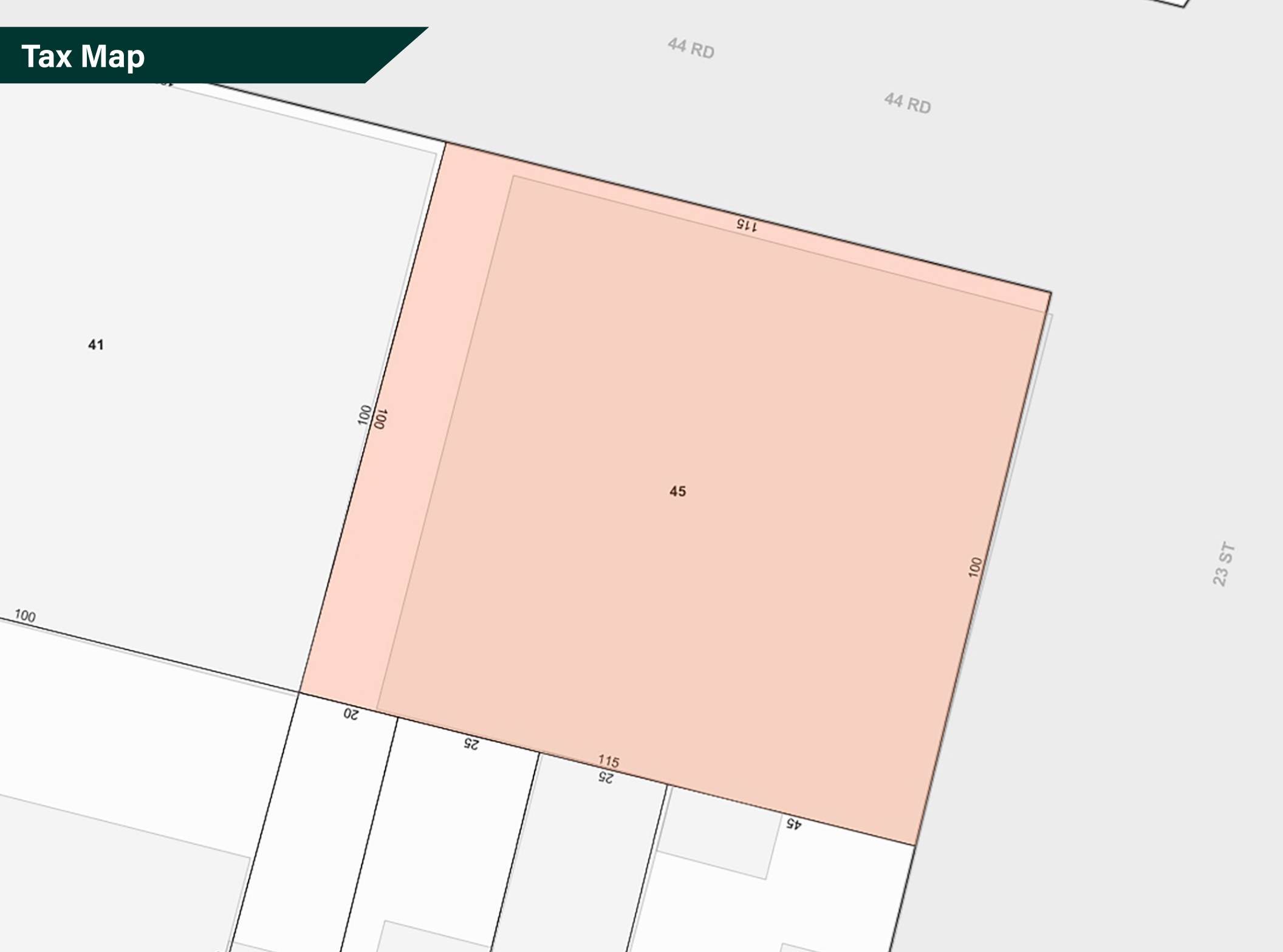


21-44 44th Road is located in area of dramatic change in Long Island City, with the rise of brand-new, high-end residential projects dominating the skyline. Despite the addition of hundreds of new residential units, the area remains underserved by retail locations. Furthermore, industrial sites in the area have dwindled, making 21-44 44th Road an attractive location for a variety of users, investors & developers looking to be a part of Long Island City's transformation.

Transit Profile



Tax Map





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