



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



115-05 15TH AVENUE

COLLEGE POINT, NY 11356

57,200 Sq. Ft. Warehouse Plus 5,200 Sq. Ft. Land For Sale

In College Point

Type


Warehouse / Industrial / Land

SQUARE FOOT
 **57,200^{SF} BLDG**
5,200^{SF} LAND

CLEAR HEIGHT
 **16'**

ANNUAL R.E. TAXES
 **\$187,901**

ZONING
 **M1-1**

PARCEL ID
 **4067**
BLOCK

15
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

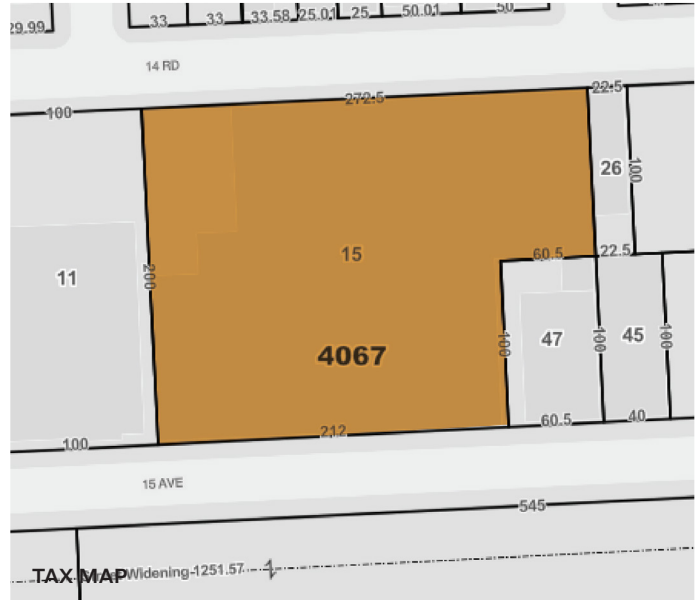
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Property Overview

- Total Building: 57,200 Sq. Ft.
- Building Dimensions: 167 x 199
- Lot: 48,450 Sq. Ft.
- Lot Dimensions: 272 x 200
- Double Ground Floor Building
- Direct Loading to Each Floor
- 2 Straight Access
- Lots of Natural Light
- 2,400 Amps of Power (1,200 Amps on Each Floor)
- 5,200 Sq. Ft. Parking
- Wet Sprinkler
- Gas Heat
- Can Be Delivered Vacant or Possibly Sale / Lease Back for 31,400 Sq. Ft.

Section A - 14th Road Frontage

- 25,800 Sq. Ft.
- 2 Exterior Loading Docks
- 16' Ceiling Height



- 36' x 23.5' Column Span
- 3,000 Sq. Ft. Office

Section B - 15th Avenue Frontage

- 31,400 Sq. Ft.
- 1 Interior Loading Dock - 50' Deep
- 16' Ceiling Height
- 32' x 23.5' Column Span



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TRANSPORTATION



WHITESTONE
EXPY
CROSS ISLAND
PKWY
WHITESTONE
BRIDGE



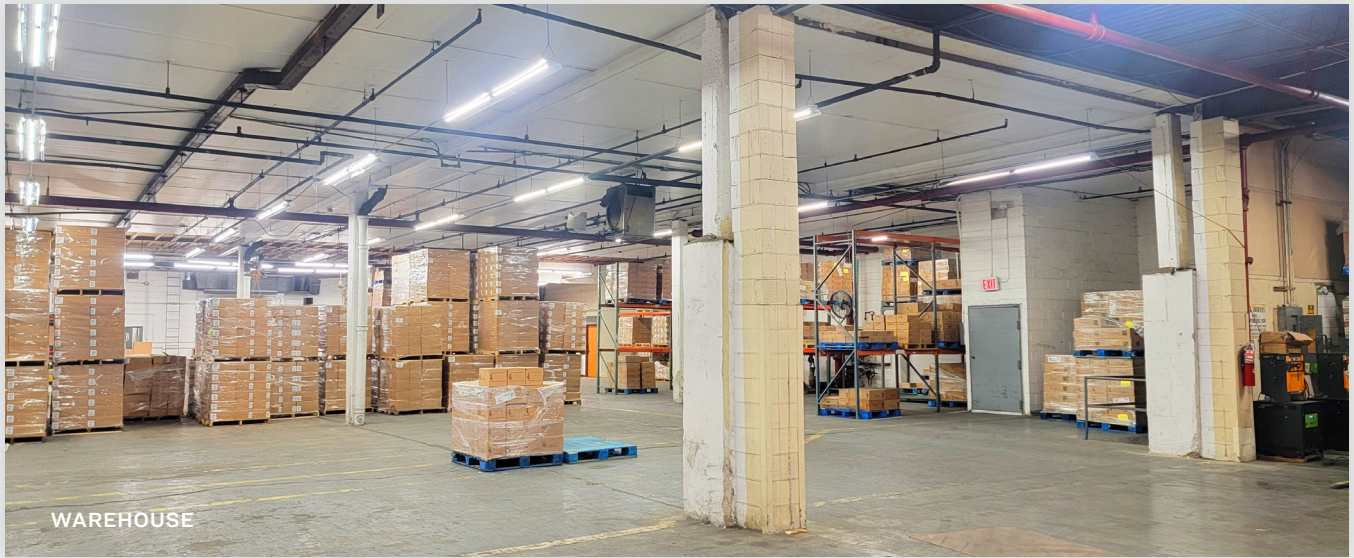
Q65: 15TH AVE /
114TH STREET



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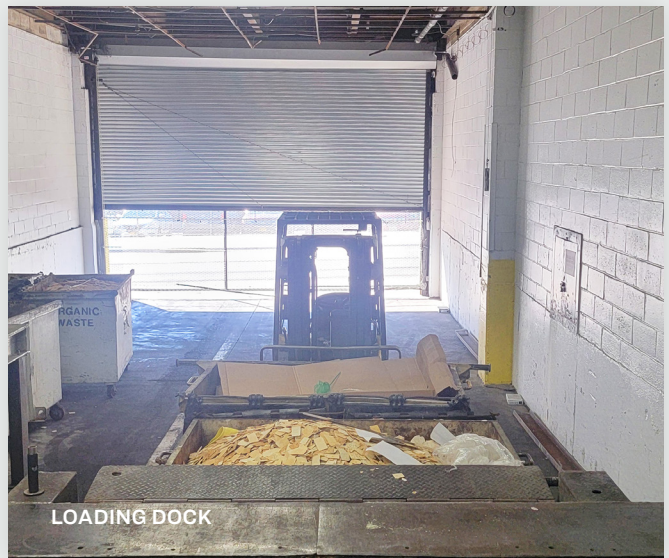
PICTURES



WAREHOUSE



WAREHOUSE



LOADING DOCK



YARD



ACCESSIBILITY

Ideally Positioned



**PINNACLE
REALTY**
OF NEW YORK, LLC

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