

FOR SALE | INDUSTRIAL WAREHOUSE

65-17 68th Avenue

Ridgewood, NY 11385



\$4,528,000

PRESENTED BY:



CJ COMMERCIAL BRANCH

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Property Information

Capri Jet Realty has been retained on an exclusive basis to handle the disposition of 65-17 68th Avenue, a newly renovated industrial warehouse on the corner of a uniquely quiet street in the established neighborhood of Glendale, Queens. Currently used for commercial carpentry and manufacturing and office space, with a max ceiling height of 16FT (ceiling height under beams measure at 13FT) this space can serve various business types including but not limited to manufacturing and light assembly facilities, repair facilities, storage and distribution, general warehouse, showroom and much more! More over, a small basement storage space, accessible via sidewalk cellar doors, allows for additional storage.

Specifically, this property has two individual warehouses separated by a fully renovated office space complete with cubicles, private offices and a break room. The office space is directly connected to the right side warehouse space while the left side warehouse space is a stand alone. All office furniture and build outs will remain.

Lots: 0001

Block: 03624

CO Use: M1

Lot Dimensions: 100 x 100

Square Footage: 9600 (existing)

Taxes: \$43,342



**4,300 SQ. FT.
UNUSED FAR**

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While predominantly located in a residential neighborhood, this commercial property is offered such great accessibility to transportation and major highways. Enjoy being one of the few commercial properties nearby in a clean and established area of Queens.

Industrial and warehouse space, especially in Queens, is scarce in an ever growing demanding market for such properties that are rarely being constructed. End users can use this beautifully renovated space while their equity increases and investors can fill the space with a commercial NNN tenant for cash flow. Similar spaces currently lease at approximately \$28-\$40/sq ft.

Get the best of both worlds and occupy one side while leasing the other!



Key Points

- Various manufacturing equipment **included in sale** - full inventory list available upon request!
- Opportunity to build an additional story!
- *Electrical, HVAC, plumbing, sprinkler plans and survey available upon request!*

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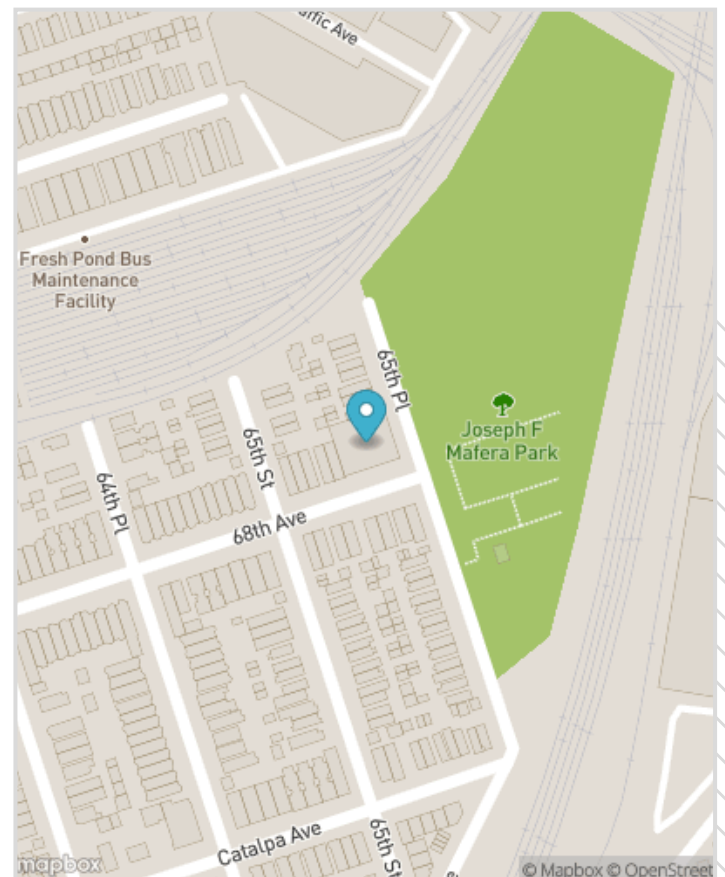
Location Benefits



The site is located 3.5 blocks from the Fresh Pond M subway stop and the B13/B20 bus stop.

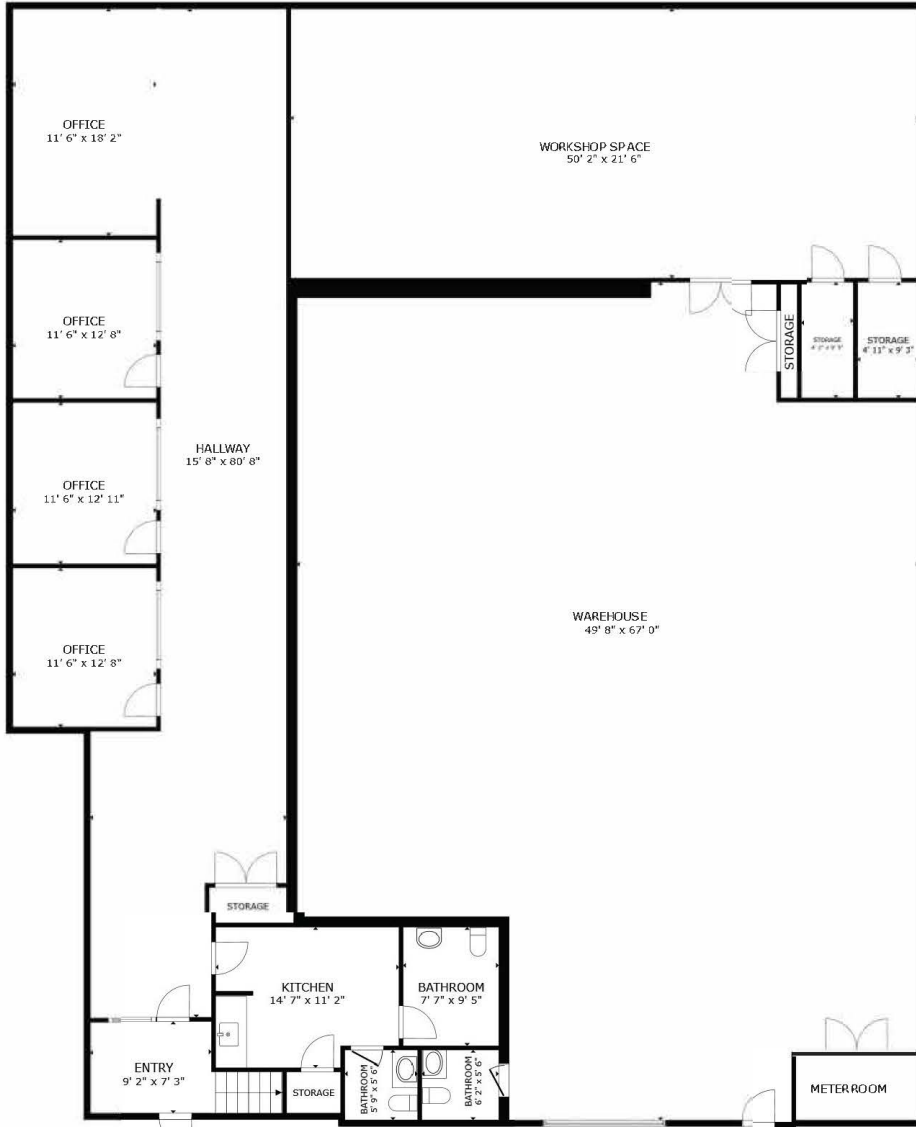
Approximately 2 miles from the Long Island Expressway and Jackie Robinson Parkway gives you ample access to both Manhattan to the west and long Island to the east.

The property benefits from close proximity to multiple high-traffic areas including: Myrtle Avenue, Metropolitan Avenue, Catalpa Avenue, Cooper Avenue and other high commercial areas. This property presents a perfect opportunity for an industrial or warehouse occupant to take advantage of Queens' multifaceted commercial locations.

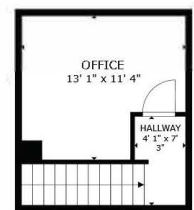


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Right side warehouse + offices



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 3,364 sq.ft. FLOOR 2 197 sq.ft.
EXCLUDED AREAS : GARAGE 2,864 sq.ft.
TOTAL : 3,560 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Left side warehouse



GROSS INTERNAL AREA
TOTAL: 2594 sq.ft

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