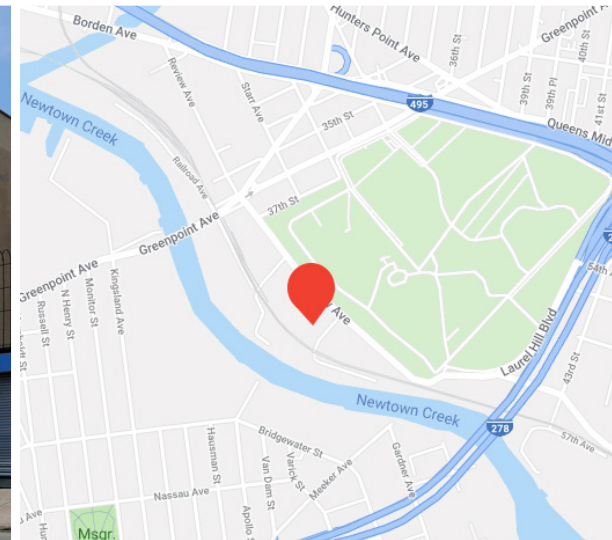


**FOR SALE**

# Corporate Factory/Warehouse Distribution Facility 38-20 Review Avenue

LONG ISLAND CITY, NY 11101



**LIC / SUNNYSIDE**  
NEIGHBORHOOD

**INDUSTRIAL / INVESTMENT**  
PROPERTY TYPE

**PLEASE INQUIRE**  
PRICE

**SALE**  
STATUS

<b>BLOCK &amp; LOT</b>	312 / 89
<b>LOT SIZE</b>	382.57 ft x 417.62 ft
<b>LOT SF</b>	167,382 SF
<b>BUILDING SF</b>	310,000 SF
<b>STORIES</b>	2
<b>YEAR BUILT</b>	1972
<b>ZONING</b>	M3-1 Opportunity Zone
<b>MAX FAR</b>	2.00
<b>RE TAXES (19/20)</b>	\$586,331

## PROPERTY DESCRIPTION

Greiner-Maltz is pleased to offer for sale a 310,000 factory/warehouse distribution facility, located on Review Avenue and Railroad Avenue. The property is fully occupied and generates excellent cash flow.

Please inquire for pricing and financial detail.

## FEATURES

- Located in Qualified Opportunity Zone
- Modern fully renovated warehouse & offices
- 50ft deep secure interior staging with 25 loading positions
- 30ft x 50ft column spans
- 24ft ceiling heights
- Heavy floor load
- Available rail
- Executive parking

## ACCESS

Strategically located just South of 495 Van Dam Street and Greenpoint Avenue exists, just East of the Queens-Midtown Tunnel / 278 and the 59th Street Bridge.

## CONTACT

**IRA SHERMAN**  
(718) 786-5050 x228  
isherman@greiner-maltz.com

**GREINER-MALTZ**  
REAL ESTATE

Creating Opportunities Together  
WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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