

CUSHMAN & WAKEFIELD TRI-STATE INVESTMENT SALES OFFERING

18-20 DECATUR STREET

RIDGEWOOD, QUEENS, NY



OWNER-USER OPPORTUNITY | VACANT SMALL-BAY INDUSTRIAL BUILDING WITH DEVELOPMENT UPSIDE | ±10,000 SF | M1-4D ZONING

EXECUTIVE SUMMARY

ASKING PRICE: \$5,200,000 (\$520 / SF)

Cushman & Wakefield has been exclusively retained to offer for sale **18-20 Decatur Street**, a $\pm 10,000$ square foot industrial building on a $\pm 10,800$ square foot lot in Ridgewood, Queens. The property will be delivered vacant, providing a rare opportunity to acquire functional small-bay industrial product in one of New York City's most supply-constrained submarkets.

The asset is located within an **M1-4D** zoning district, offering approximately $\pm 21,600$ buildable square feet and clear potential for expansion or redevelopment. The existing improvements include a highly efficient layout with grade-level access via a drive-in door, along with rear adjacency to the freight rail line, supporting a wide range of industrial, storage, and last-mile distribution uses.

Demand for small-format industrial assets in Queens remains strong, driven by limited supply, high barriers to entry, and continued growth in urban logistics. **18-20 Decatur Street** presents a compelling opportunity to acquire a well-located, vacant asset with immediate usability and long-term upside.



BUILDING SIZE:
 $\pm 10,000$ SF

LOT SIZE:
 $\pm 10,800$ SF

ZONING / FAR (AS-OF-RIGHT):
M1-4D / 2.00

CEILING HEIGHT:
15'

BUILDABLE SF / AIR RIGHTS:
 $\pm 21,600$ SF / $\pm 11,600$ SF

BLOCK / LOT:
3579 / 31

CONFIGURATION:
SMALL-BAY INDUSTRIAL

ACCESS:
1 DRIVE-IN DOOR

OCCUPANCY:
DELIVERED VACANT

REAL ESTATE TAXES (25/26):
\$44,081 (\$4.41 / SF)



01

**VACANT INDUSTRIAL
IMMEDIATE USER
OPPORTUNITY**

The property will be delivered vacant at closing, allowing an end-user to immediately occupy or an investor to lease at market rents without downtime.

02

**SCARCE SMALL-BAY
INDUSTRIAL PRODUCT IN
QUEENS**

±10,000 SF industrial buildings remain highly sought after in Ridgewood and surrounding submarkets, where supply is limited and zoning restricts new development.

03

**FUNCTIONAL BUILDING
WITH DRIVE-IN & RAIL
ADJACENCY**

Efficient layout with drive-in access and rear freight rail adjacency, supporting a wide range of industrial, storage, and last-mile uses.

04

**ZONING WITH
DEVELOPMENT UPSIDE
(M1-4D)**

M1-4D zoning allows for a total buildable area of approximately ±21,600 SF, providing meaningful long-term redevelopment or expansion potential beyond the existing structure.



LGA

LINCOLN SQUARE

UPPER EAST SIDE

ASTORIA

MIDTOWN MANHATTAN

JACKSON HEIGHTS

WEST VILLAGE

EAST VILLAGE

MASPETH

LOWER MANHATTAN

WILLIAMSBURG

478

278

278

Myrtle Avenue

BUSHWICK

BEDFORD-STUYVESANT

Broadway

Decatur Street

PARK SLOPE

Atlantic Avenue

CROWN HEIGHTS

WOODHAVEN

EAST NEW YORK

TRANSIT MAP





RIDGEWOOD, QUEENS, NY

18-20 Decatur Street is located in Ridgewood, Queens—one of New York City’s most dynamic and supply-constrained industrial submarkets. The area benefits from immediate access to both Brooklyn and Queens, making it a strategic location for last-mile distribution, light manufacturing, and service-oriented industrial users.

Ridgewood has evolved into a critical node for small-bay industrial demand, driven by its proximity to dense residential populations, strong

transportation infrastructure, and limited availability of comparable assets. The property is well positioned near major thoroughfares including Metropolitan Avenue, Flushing Avenue, and the Brooklyn-Queens border, providing efficient connectivity throughout the boroughs.

With limited new industrial development and increasing barriers to entry, Ridgewood remains a highly competitive market for both investors and end-users seeking scale, accessibility, and long-term appreciation potential.



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FOR MORE INFORMATION, PLEASE CONTACT

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