



# Industrial Property For Sale Or Lease, Available: 51,324 sq. ft. 109-15 178th St, Jamaica



### Specifications:

**Building Size:** 51,324 sq. ft.  
**Lot Size:** 1.18 Acres  
**Office Space:** 6,009 sq. ft.  
**Ceiling Height:** 22.0'  
**Loading:** 3 Dock(s), 1 Drive-in(s)  
**Power:** heavy amps  
**A/C:** Offices  
**Parking:** Street  
**Sewers:** Yes

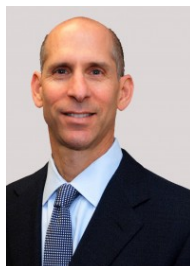
### Pricing and Timing:

**Occupancy:** 2/1/2025  
**Sale Price:** \$18,000,000  
 (\$350.71/sq. ft.)  
**Lease Price:** \$20.00/sq. ft. Net  
**Taxes:** \$161,628.22 (\$3.15/sq. ft.)

Pristine distribution center with class A offices located +\_15 minutes from JFK airport. 2,418 pallet positions, Floor drains, 4,100/sf rear yard • Furniture and pallet racking available, taxes are partially abated thru NYC Industrial Development Agency PILOT agreement

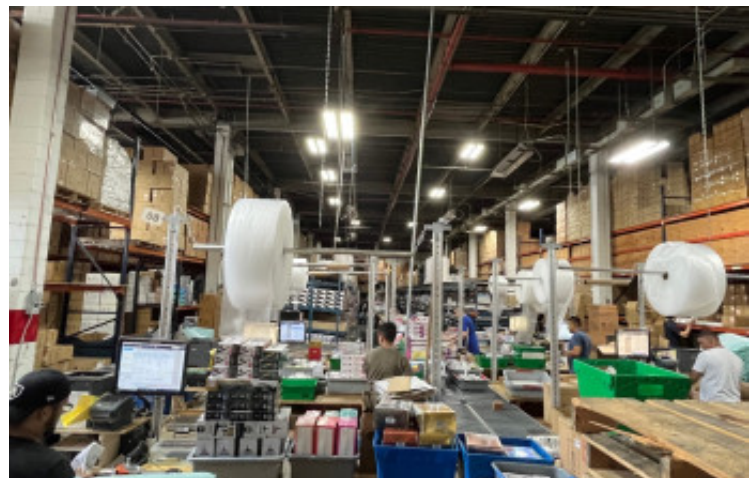
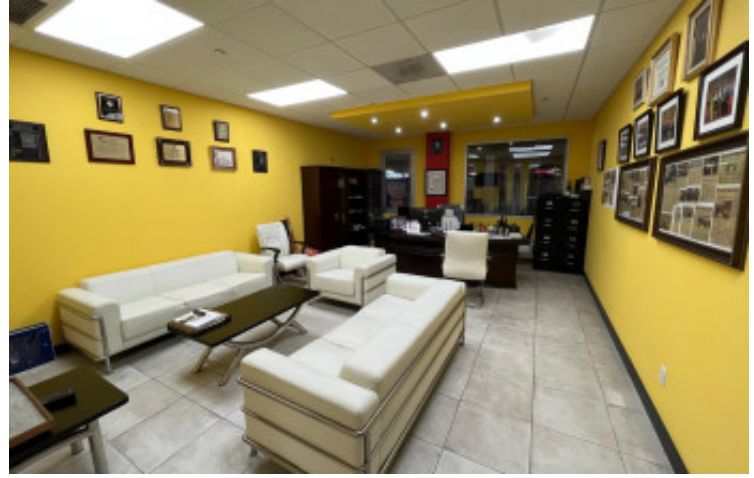


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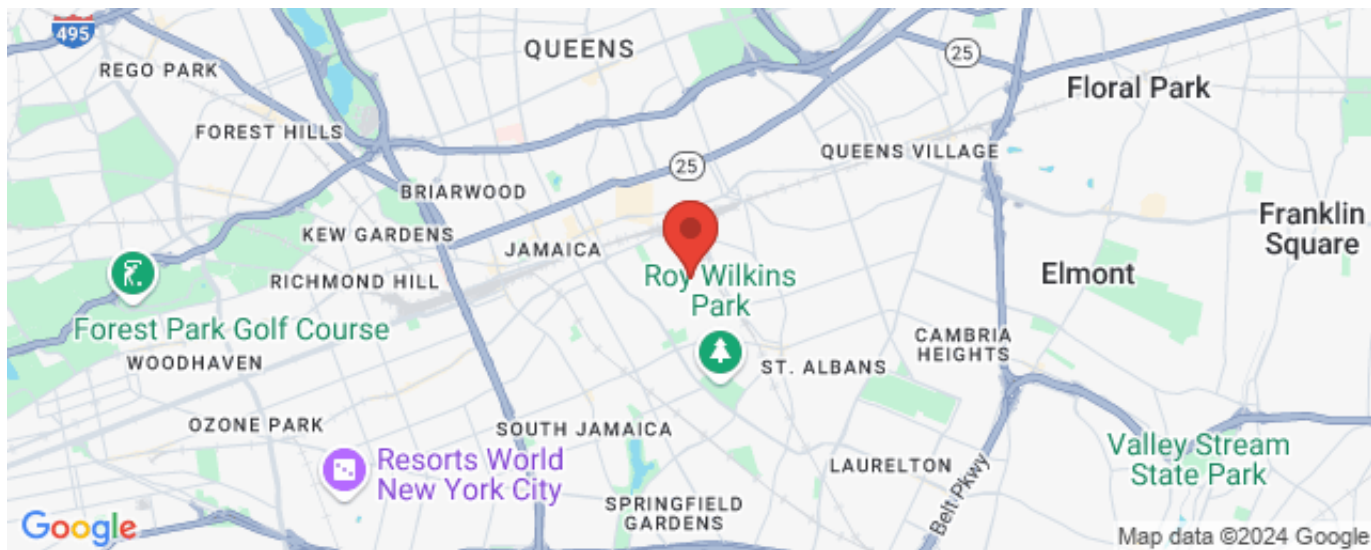
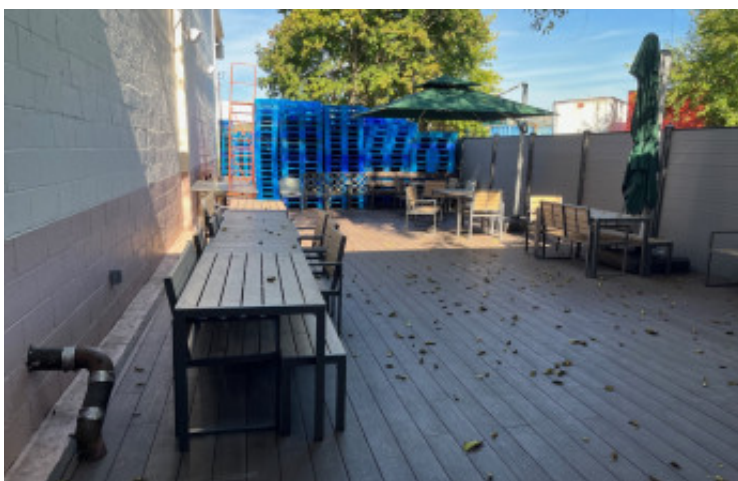


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 Real Estate Broker

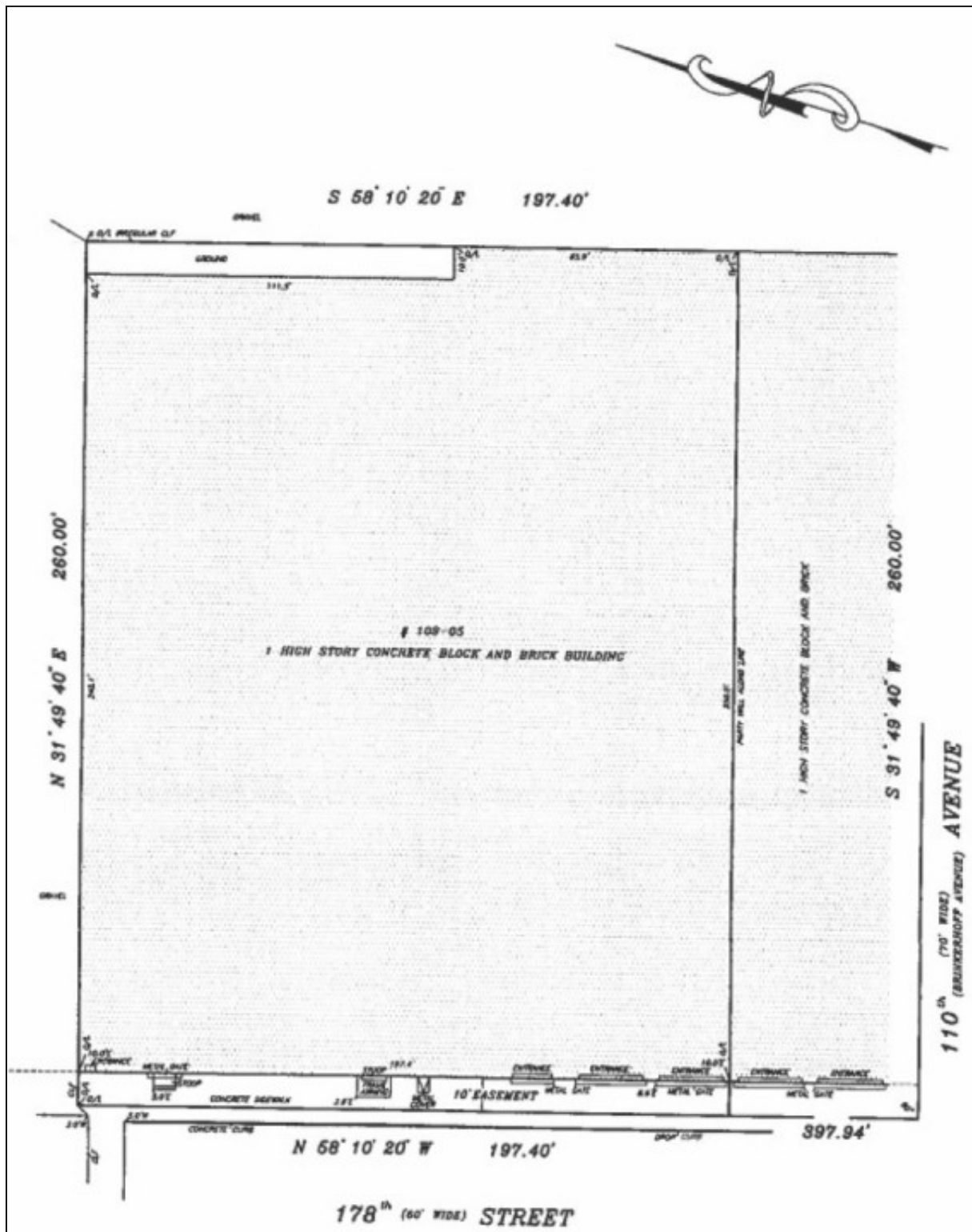
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