

FOR SALE

Available Individually or As A Package

34-20 & 34-40 11th Street

Long Island City • Queens • New York



34-20 11th Street

| | | |
|---------------------------|---------------------------------------|--------------------|
| Block, Lot: | 325 / 42 | |
| Lot Area: | ±12,829 SF | (150.75' x 85.65') |
| Building Area: | ±25,658 SF | |
| Floor Plates: | First Floor | ±12,829 SF |
| | Cellar with Ramp | ±12,829 SF |
| No. of Stories: | Two (2) | |
| Year Built: | 1931 | |
| Ceiling Height: | ±13 to ±17 feet | |
| Loading: | Interior Loading Dock & Drive-In Ramp | |
| Freight Elevator: | One (1) 4,000 LB. Freight | |
| Heat: | Gas Heat | |
| Electric: | 400 AMPS | |
| Fire Safety: | Sprinkler System | |
| Real Estate Taxes: | \$74,083.16 | (2025/26) |
| Sale Price: | Upon Request | |

34-40 11th Street

| | | |
|---------------------------|---------------------------------|------------|
| Block, Lot: | 325 / 15 | |
| Lot Area: | ±25,650 SF Block-Through | |
| Building Area: | ±45,000 SF | |
| Floor Plates: | First Floor | ±25,000 SF |
| | Second Floor | ±20,000 SF |
| No. of Stories: | Two (2) | |
| Year Built: | 1930 | |
| Ceiling Height: | ±12 to ±19 feet | |
| Loading: | Two (2) Drive-In Doors on Grade | |
| Freight Elevator: | One (1) 4,000 LB. Freight | |
| Heat: | Gas Heat | |
| Electric: | Heavy Power | |
| Fire Safety: | Sprinkler System | |
| Real Estate Taxes: | \$140,355.76 | (2025/26) |
| Sale Price: | Upon Request | |

Contact Co-Exclusive Agents

BRIAN JAFFE
Jaffe Realty LLC
M: 718.216.6626
brian@jaffe-realty.com

THEO E. KONTIS, SIOR
TEK Realty Advisors LLC
M: 646.772.2945
theo@tekrany.com

VINCENZO AMATO
TEK Realty Advisors LLC
M: 718.309.8342
vincenzo@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR SALE

Available Individually or As A Package

34-20 & 34-40 11th Street

Long Island City • Queens • New York

TEKRA
TEK REALTY ADVISORS

JAFFE REALTY
INDUSTRIAL • COMMERCIAL

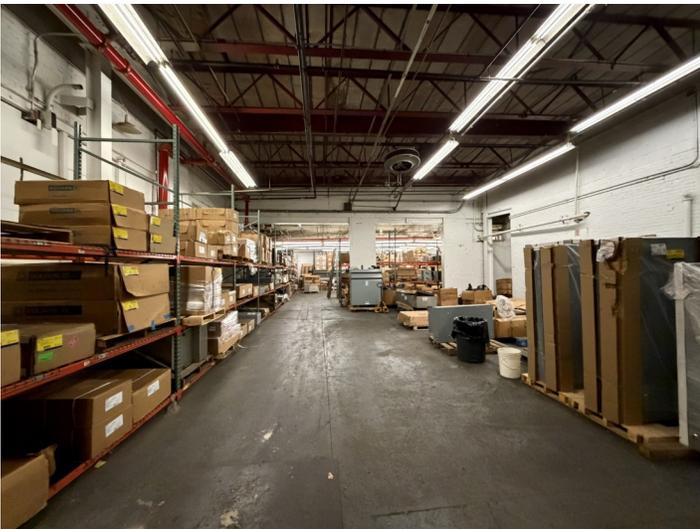
Photographs — 34-20 11th Street



First Floor Warehouse



First Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse

Contact Co-Exclusive Agents

BRIAN JAFFE

Jaffe Realty LLC

M: 718.216.6626

brian@jaffe-realty.com

THEO E. KONTIS, SIOR

TEK Realty Advisors LLC

M: 646.772.2945

theo@tekrany.com

VINCENZO AMATO

TEK Realty Advisors LLC

M: 718.309.8342

vincenzo@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR SALE

Available Individually or As A Package

34-20 & 34-40 11th Street

Long Island City • Queens • New York

TEKRA
TEK REALTY ADVISORS

JAFFE REALTY
INDUSTRIAL • COMMERCIAL

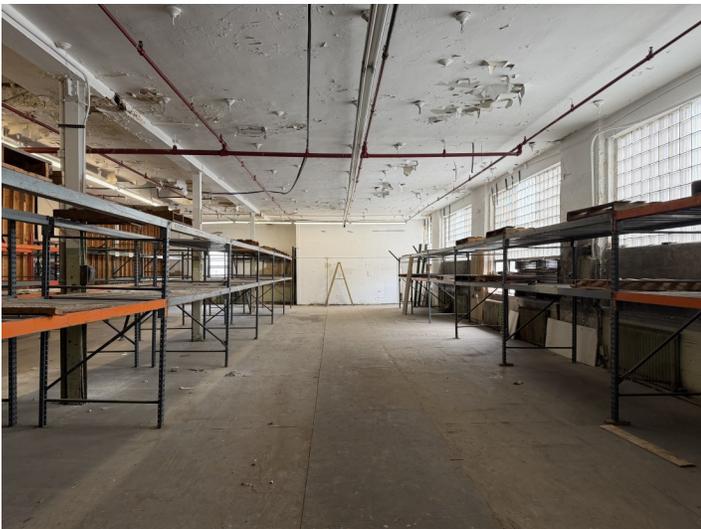
Photographs — 34-20 11th Street



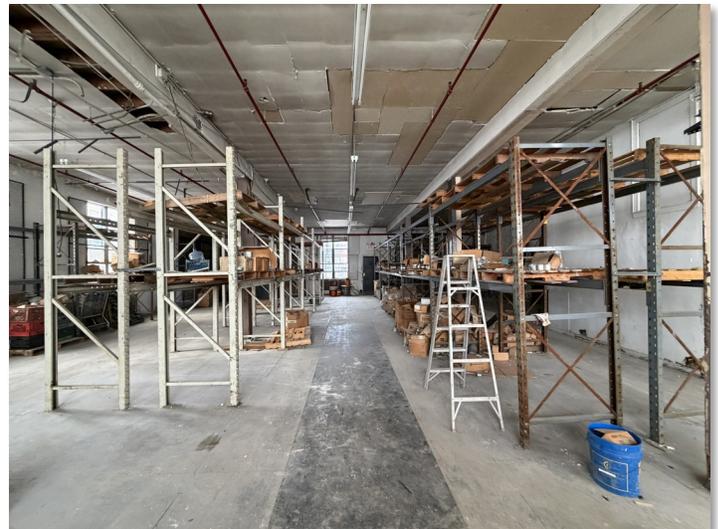
Second Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse

Contact Co-Exclusive Agents

BRIAN JAFFE

Jaffe Realty LLC

M: 718.216.6626

brian@jaffe-realty.com

THEO E. KONTIS, SIOR

TEK Realty Advisors LLC

M: 646.772.2945

theo@tekrany.com

VINCENZO AMATO

TEK Realty Advisors LLC

M: 718.309.8342

vincenzo@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR SALE

Available Individually or As A Package

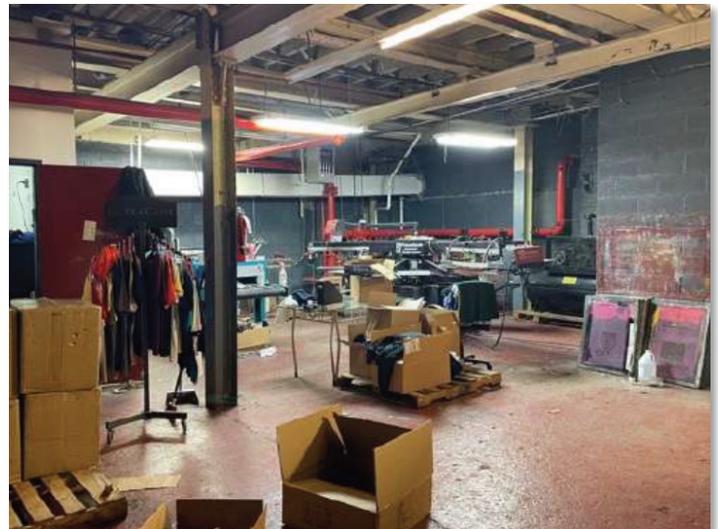
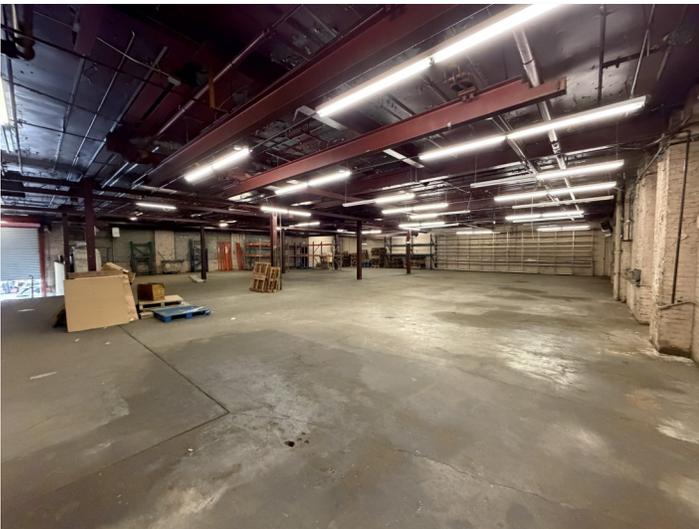
34-20 & 34-40 11th Street

Long Island City • Queens • New York

TEKRA
TEK REALTY ADVISORS

JAFFE REALTY
INDUSTRIAL • COMMERCIAL

Photographs — 34-40 11th Street



Contact Co-Exclusive Agents

BRIAN JAFFE

Jaffe Realty LLC

M: 718.216.6626

brian@jaffe-realty.com

THEO E. KONTIS, SIOR

TEK Realty Advisors LLC

M: 646.772.2945

theo@tekrany.com

VINCENZO AMATO

TEK Realty Advisors LLC

M: 718.309.8342

vincenzo@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR SALE

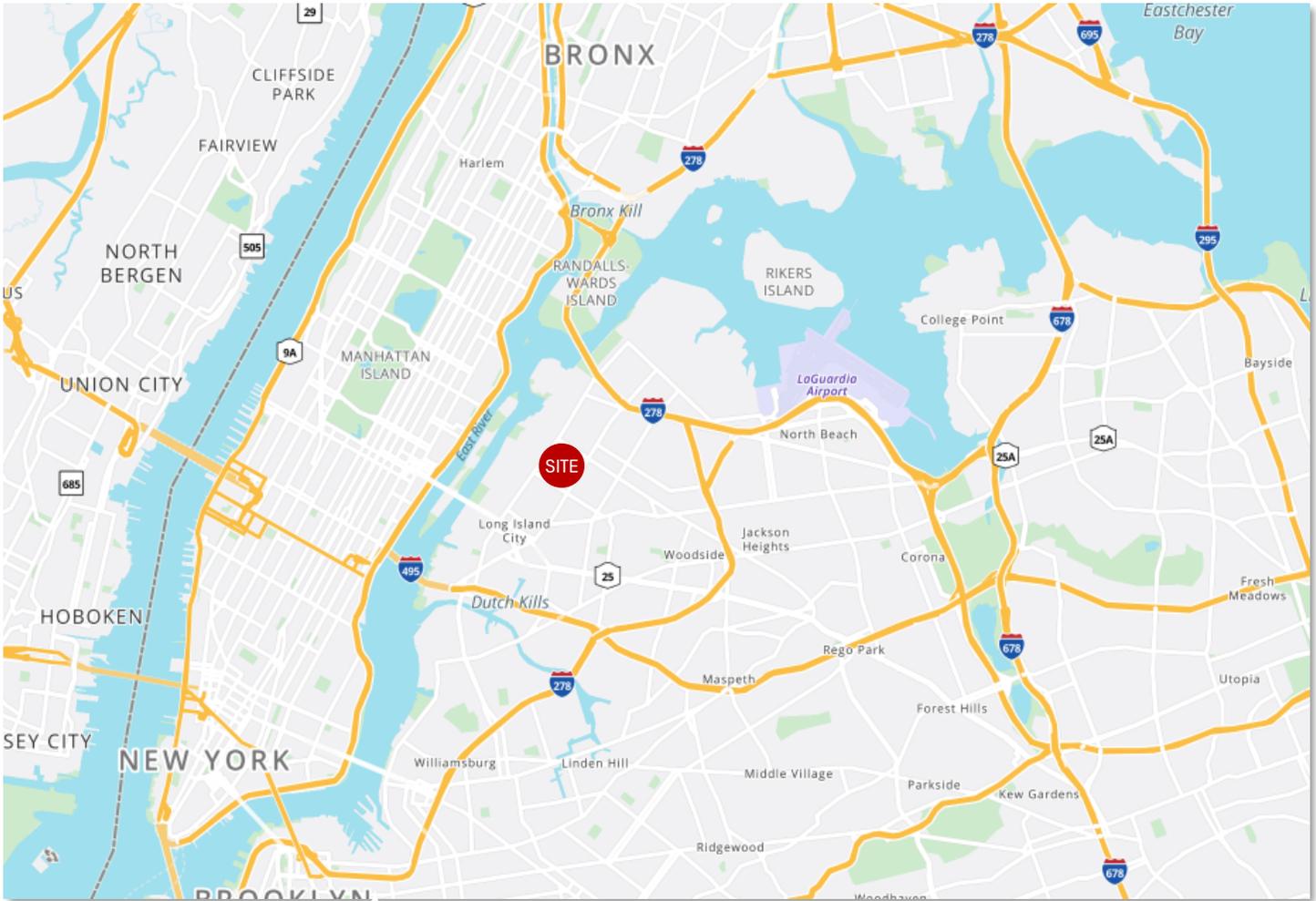
Available Individually or As A Package

34-20 & 34-40 11th Street

Long Island City • Queens • New York



Location Map



Contact Co-Exclusive Agents

BRIAN JAFFE

Jaffe Realty LLC

M: 718.216.6626

brian@jaffe-realty.com

THEO E. KONTIS, SIOR

TEK Realty Advisors LLC

M: 646.772.2945

theo@tekrany.com

VINCENZO AMATO

TEK Realty Advisors LLC

M: 718.309.8342

vincenzo@tekrany.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

FOR SALE

Available Individually or As A Package

34-20 & 34-40 11th Street

Long Island City • Queens • New York

TEKRA

TEK REALTY ADVISORS



JAFFE REALTY
INDUSTRIAL • COMMERCIAL

Survey

