

Brown  
Harris  
Stevens



DE NIRO  
TEAM EST.  
2004



4500 Sq Ft Warehouse End User  
OR  
Development Opportunity –  
Potential for 7,425 Buildable SF

46-01 28<sup>TH</sup> AVENUE | PRICE UPON REQUEST



## 46-01 28th Avenue Price Upon Request

### BUILDING DETAILS

- Block # 730
- Lot# 7
- Lot Area: 4,500 sq ft
- Lot Frontage: 50 sq ft
- Lot Depth: 90 ft
- Gross Floor Area: 4,500 sf
- Building Class: Factory and Industrial Buildings - Light Manufacturing (F5)
- Zoning District: R5
- Max. FAR Modifications: 1.65
- 7425 sq ft of gross Buildable
- Up to 7 Residential Units
- Property Tax \$26,321/yr

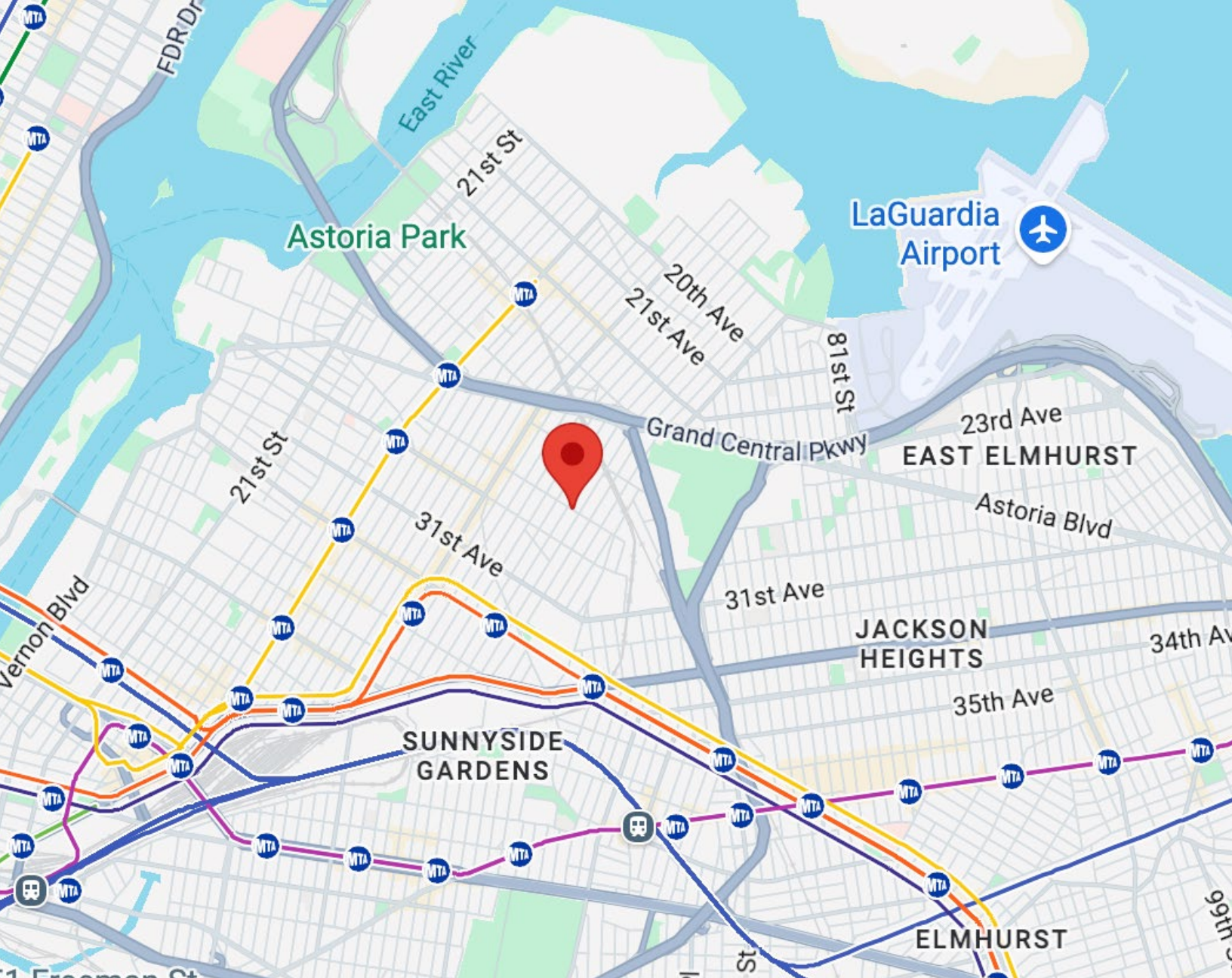
### FEATURES

- 14'4" Ceiling height
- 1 Bay Door - Curb cut & Interior Load In Access
- 400 AMP Electrical service
- Gas service
- Gas Heating
- Delivered Vacant
- Two Street Frontage 50' x 90'
- Office with HVAC
- Clear-span Warehouse

[BrownHarrisStevens.com](https://www.brownharrisstevens.com)

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# Transportation

46-01 28th Ave Is Conveniently Located Near Laguardia Airport, With Direct Access To Major Highways, Mta Subway, And Mta Long Island Railroad, Providing And A Short Commute To Manhattan, Bronx, Brooklyn And New Jersey.



278 495 678 87 & GCP (Grand Central Parkway)

MIDTOWN TUNNEL, QUEENSBORO BRIDGE, QUEENS BLVD

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# Photos







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**BrownHarrisStevens.com**

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