

TRI STATE COMMERCIAL®



**FOR SALE**

12,000 SF WAREHOUSE – DELIVERED VACANT

# 87-21 76th Street

Woodhaven, NY 11421

Between Jamaica Avenue & 88th Avenue

**\$3,650,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

JACK SARDAR  
212.433.3355 x106  
jack.s@tristatecr.com

**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

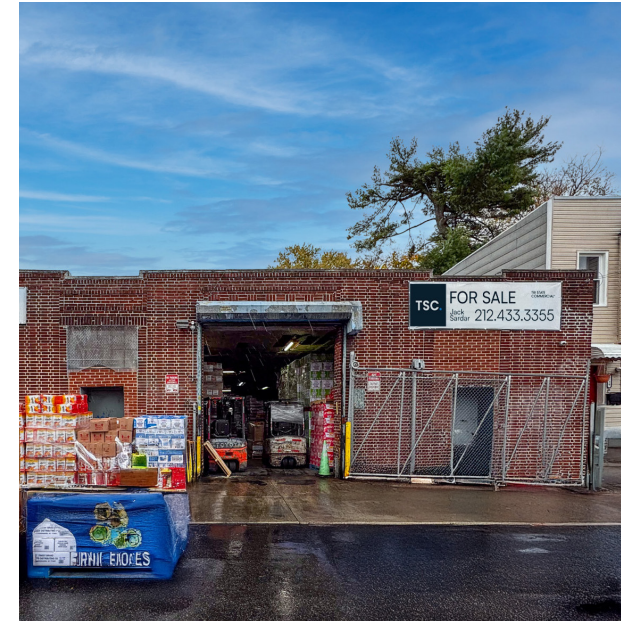
87-21 76th Street presents a rare opportunity to acquire a fully vacant 12,000 SF warehouse in the heart of Woodhaven, Queens. Designated under R3-1 zoning with a Certificate of Occupancy for Use Group 16, the property supports contractors' establishments, warehousing, distribution, and light manufacturing. Featuring 14-foot ceilings, three overhead doors, and three curb cuts, it offers strong functionality and efficient access for industrial operations.

With **truck-only parking permitted on both sides of the street**, this asset is ideal for owner users or investors seeking a versatile Queens industrial facility.

### LOCATION OVERVIEW

Ideally positioned in the heart of Woodhaven, 87-21 76th Street enjoys excellent connectivity and accessibility within a well-established Queens neighborhood. Located just one block from the J and Z trains at the 75th St-Elderts Lane station, the property offers is nearby Q56, Q7, B13, and Q24 bus lines. Its central location provides quick access to the Jackie Robinson Parkway and is a short drive from the Belt Parkway, making it easily reachable for commuters and commercial users alike. Surrounded by a dense residential community and a strong mix of local businesses, the area supports steady activity and long-term demand for industrial and service-oriented uses.

Address	87-21 76th Street, Woodhaven, NY 11421
Location	Between Jamaica Avenue & 88th Avenue
Block/Lot	8905 / 47
Zoning	R3-1
Lot Dimensions	120 FT x 100 FT
Lot Size	12,000 SF
Lot Frontage	120 FT
Building Dimensions	120 FT x 100 FT
Truck Parking	Only Both Sides of the Street
Overhead Doors	3
Curb Cuts	3
Building Class	B
Tenancy	Single
Delivered	Vacant
Electrical Service	200 Amps
Electrical Phase	3-Phase Power
Tax Class	4
Taxes (25/26)	\$50,037



# \$3,650,000

Offered At

# 12,000 SF

Building Size

# 14 FT

Ceiling Height

# 1

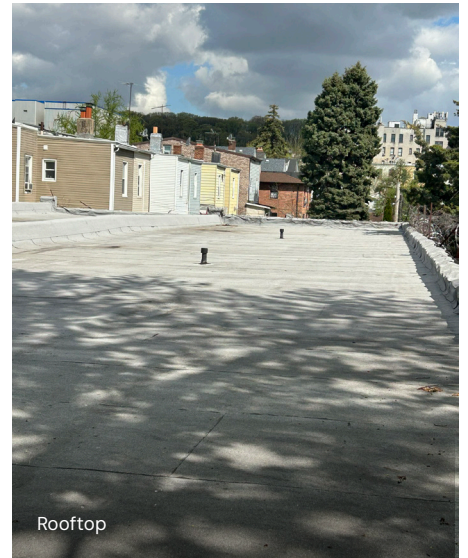
Commercial Units

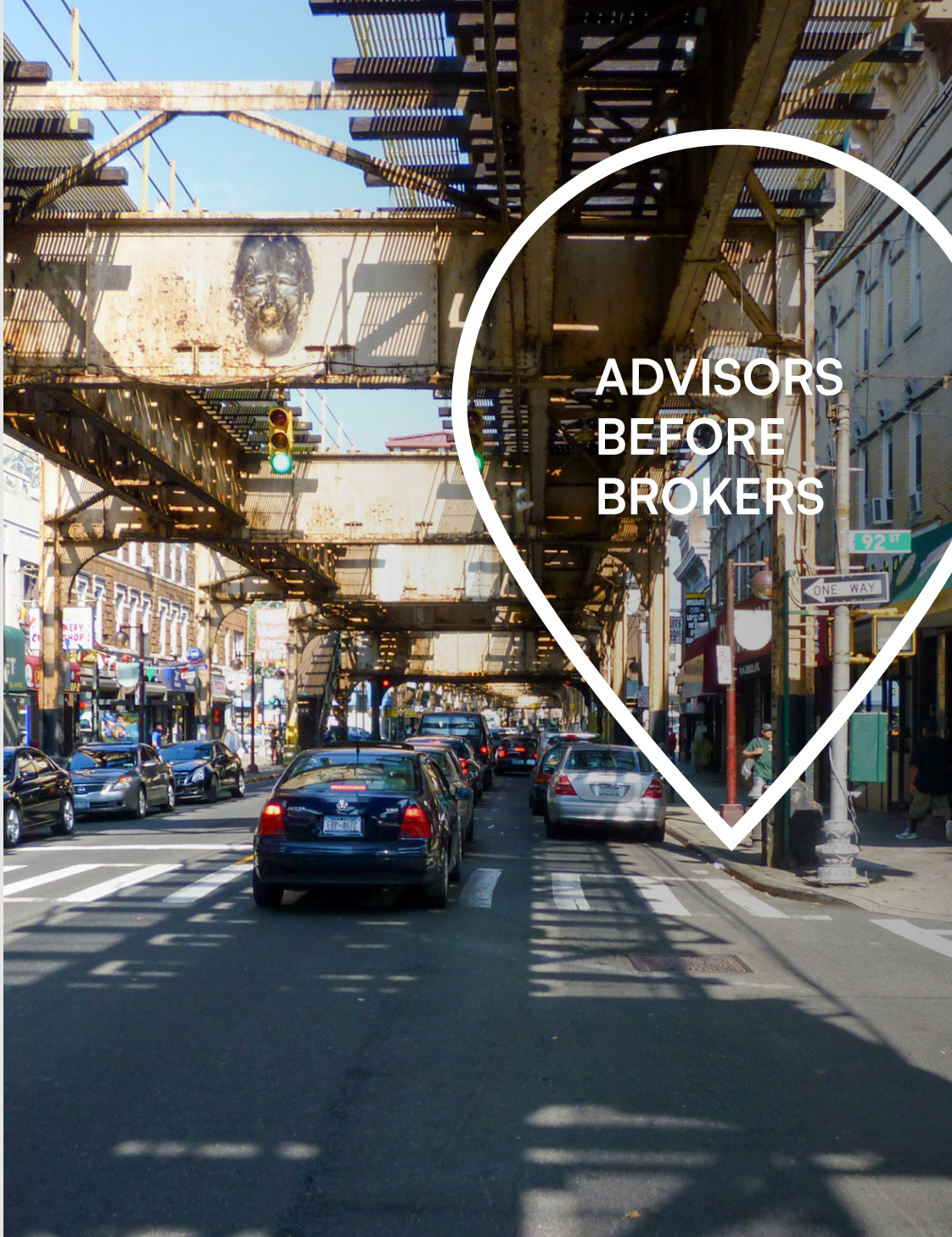
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# PROPERTY PHOTOS





**ADVISORS  
BEFORE  
BROKERS**

## LOCATION OVERVIEW

### WOODHAVEN

Rooted in a strong sense of community and rich neighborhood character, Woodhaven offers a balanced blend of residential charm and everyday convenience. The area is defined by its tree-lined streets, historic homes, and an active local retail corridor along Jamaica Avenue, where family-owned shops, cafés, and essential services contribute to a welcoming, close-knit atmosphere. With easy access to the J and Z subway lines and multiple bus routes, Woodhaven provides reliable connectivity while maintaining a peaceful, suburban feel. Long appreciated for its neighborhood pride, cultural diversity, and proximity to major parks, Woodhaven continues to attract families, professionals, and businesses seeking stability and accessibility.

### POINTS OF INTEREST

- Forest Park
- Forest Park Carousel
- Victory Field
- Woodhaven Historical Society

### DEMOGRAPHICS

*Within a one-mile radius of the property*

**27,865**  
Total Households

**95,740**  
People

**\$100,978**  
Avg Household Income

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