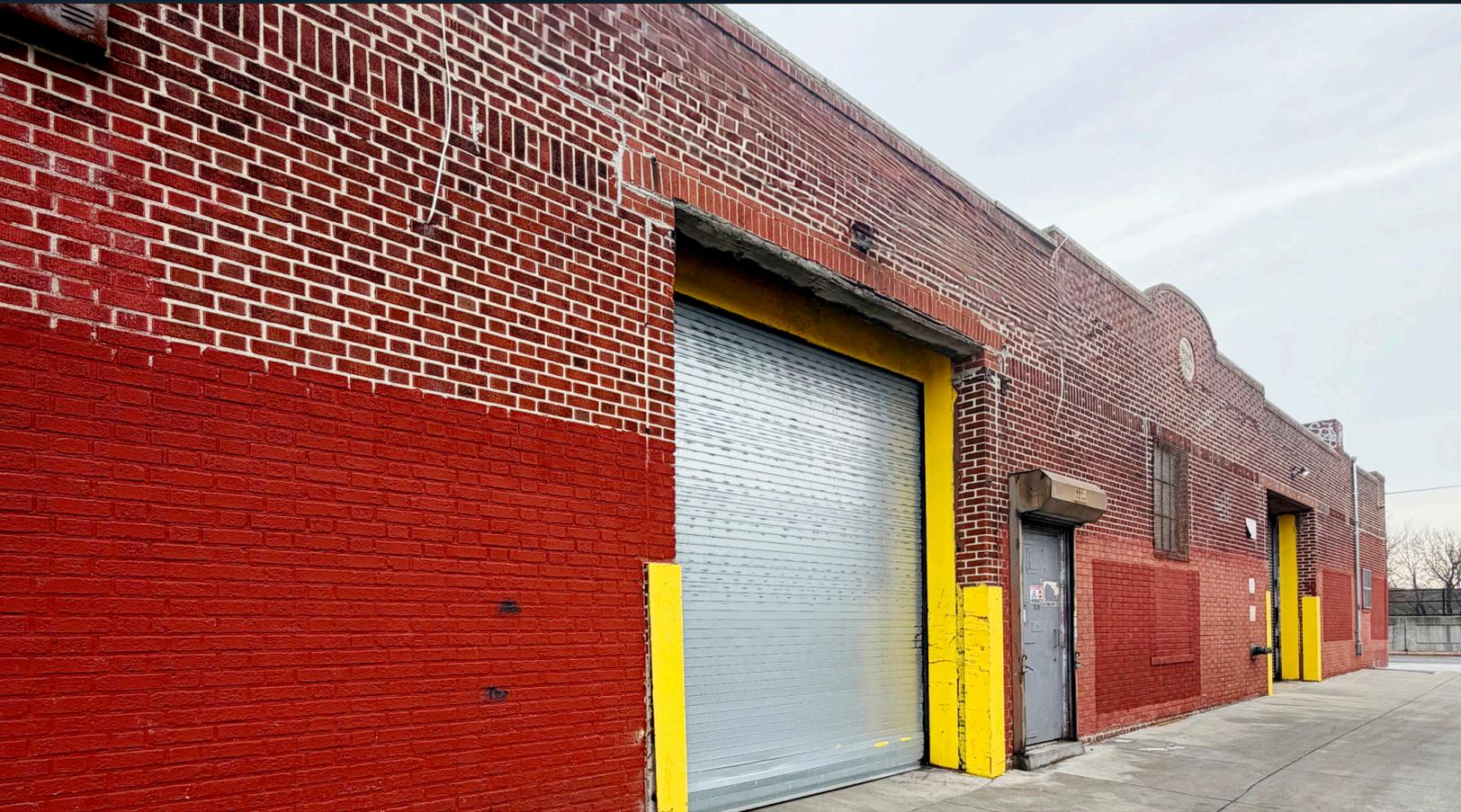




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



69-63 78TH STREET

MIDDLE VILLAGE, NY 11379

Central Queens 8,250 Sq. Ft. One-Story Warehouse

2 Drive-In Doors

Type

Warehouse / Industrial



SQUARE FOOT

8,250 SF WAREHOUSE



ZONING

M1-1



CLEAR HEIGHT

13.5'



PARCEL ID

3798

BLOCK



LOADING

2 DRIVE-IN DOORS



2

LOT

PRICE

Upon Request

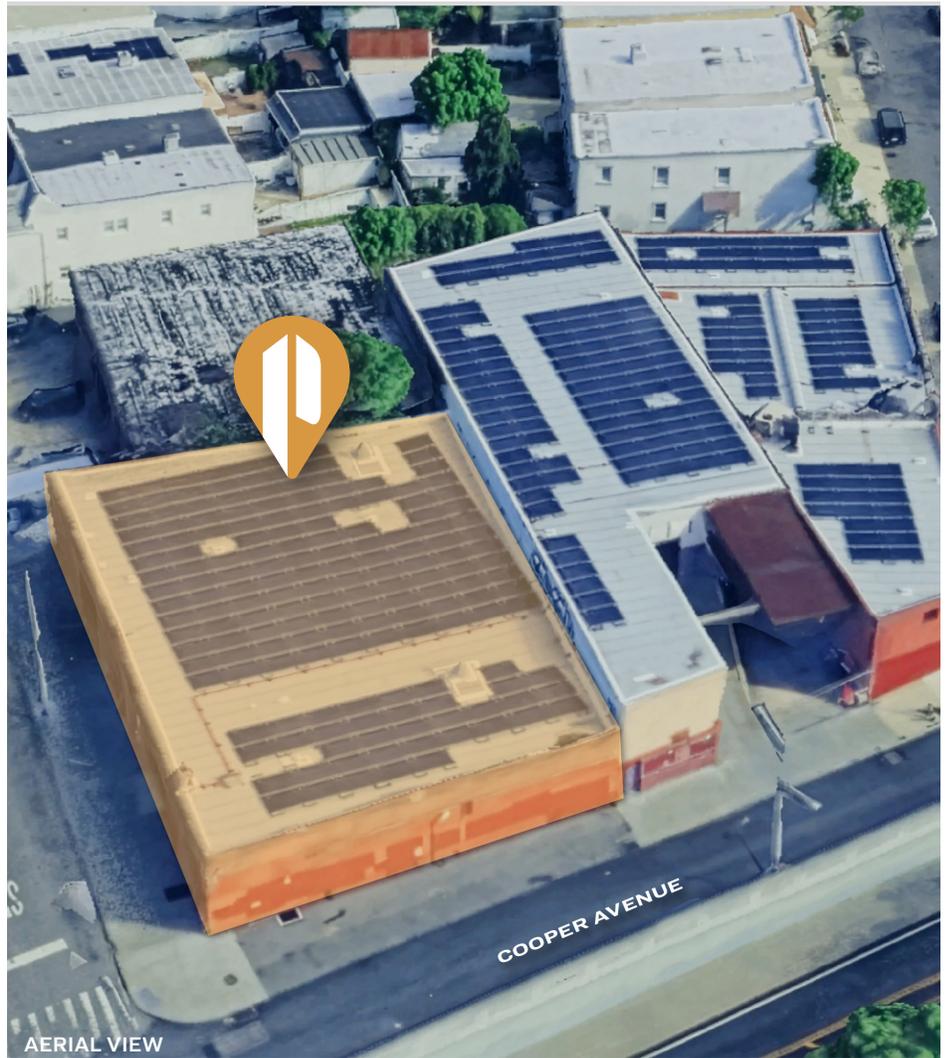
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- A.K.A 78-01 Cooper Avenue
- 8,250 Sq. Ft. One-Story Building
- 2 Drive-In Doors
- Small Office Area
- New Roof - 18 Month Old
- Upgraded Electric
- 200 Amps 3 Phase
- Floor Drains
- Fully Sprinklered-Wet System
- Only One Column
- Can Be Combined with Adjacent Property
- Can Be Sold or Leased with Neighboring Properties For Additional Space
- Rooftop Solar Panels
- Upgraded Electrical Service



AERIAL VIEW



69-63 78TH STREET

MIDDLE VILLAGE, NY 11379

TRANSPORTATION



MIDDLE VILLAGE
-METROPOLITAN
AVENUE



LONG ISLAND
EXPRESSWAY

JACKIE
ROBINSON PKWY
VAN WYCK EXPY



Q29, Q47, Q54:
COOPER AVE/
80TH ST

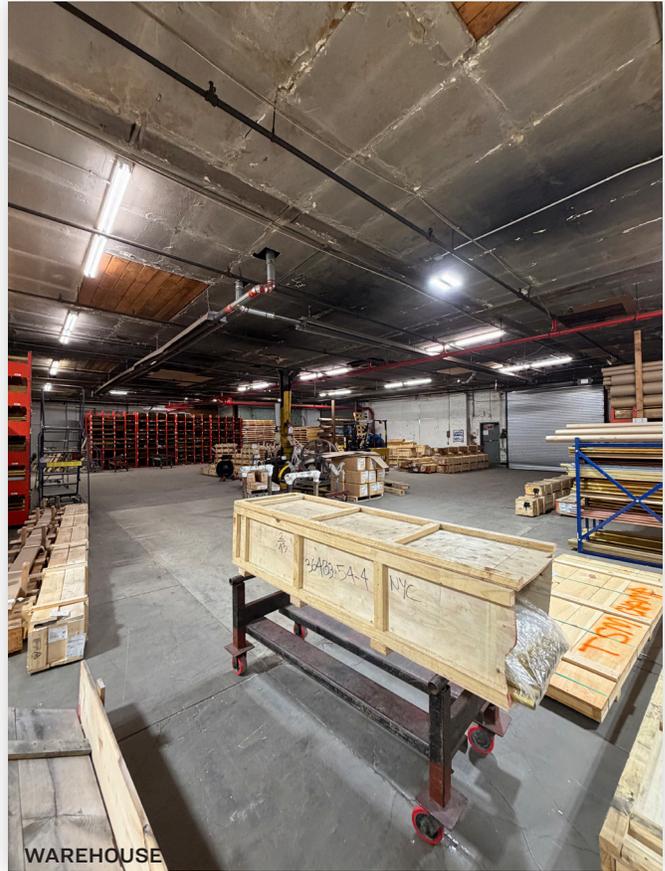
Q55: MYRTLE
AVE/74 ST



718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

PICTURES



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



PAUL BRALOWER
Associate Broker
pbralower@pinnaclereny.com
718-371-6402



BRENDAN BURKE
Associate Broker
bburke@pinnaclereny.com
718-371-6403



DAVID JUNIK
Partner
djunik@pinnaclereny.com
718-371-6406