



38-65 12TH STREET | LONG ISLAND CITY, NEW YORK





# WAREHOUSE IN NORTHWEST QUEENS

The subject property is an industrial building featuring approximately 5,500 sq. ft. of first-floor warehouse space. Additionally, it includes a second-floor mezzanine of approximately 3,000 sq. ft., which consists of office and storage space. This fireproof building boasts a ceiling height of 22 feet on the ground floor (13 feet under the mezzanine), one roll-up door, and two exterior loading docks set back in the approx. 2,000 sq. ft. paved area on the south side of the property. The property is conveniently located just two blocks from the Queensboro Bridge and less than five minutes from the Long Island Expressway, Midtown Tunnel, and RFK (Triboro) Bridge. Public transportation is also plentiful with access to several subway and bus lines. To further benefit a potential user, the owner would be willing to build out the second floor and install an elevator giving a potential user over 10,500 sq. ft. of usable space. The property will be delivered vacant. Retail is possible.

- 2 Star Industrial Warehouse
- 2 Stories
- Build 1940
- Asking \$5.3M/ \$504.76/ 10,500 sq. ft.
- 1st Floor approx. 5,500 sq. ft.
- 2nd Floor approx 3,000 sq. ft.
- Docks: 2
- Drive in: 1 size - 10'w x 12'h
- Clearance Height: 22'
- Asking for rent \$30 + tax \$3.30 = \$23,587.50
- Term: Negotiable



## MICHELLE HAN

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All measurements are approximate. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

