

145-64 156TH STREET, JAMAICA, NY 11434

EXCLUSIVE OFFERING MEMORANDUM

2-Story Industrial Building Five Minutes from JFK Airport



IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$14,000,000

INVESTMENT HIGHLIGHTS

27,500
Approx. Gross SF

17,500
Approx. Lot SF

~17.5 ft - ~25 ft
Ceiling Heights

DELIVERED VACANT

\$509
Price/SF

2
Stories

M1-1
Zoning

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 145-64 156th Street. The subject property is a 2-Story, 27,500 SF Industrial building comprised of ~17,500 SF of warehouse space and ~10,000 SF of 2nd Floor office space. It encompasses the entire block-front of 146th Avenue between 155th & 156th Street in the Springfield Gardens, neighborhood of Queens, NY.

The property benefits from ~17.5' - ~25' ceiling heights (approx.), seven total drive-ins, 2 drive-in loading docks. It is in proximity to the Belt Parkway, the Van Wyck Expressway (I-678), and is just 5 minutes from JFK Airport.

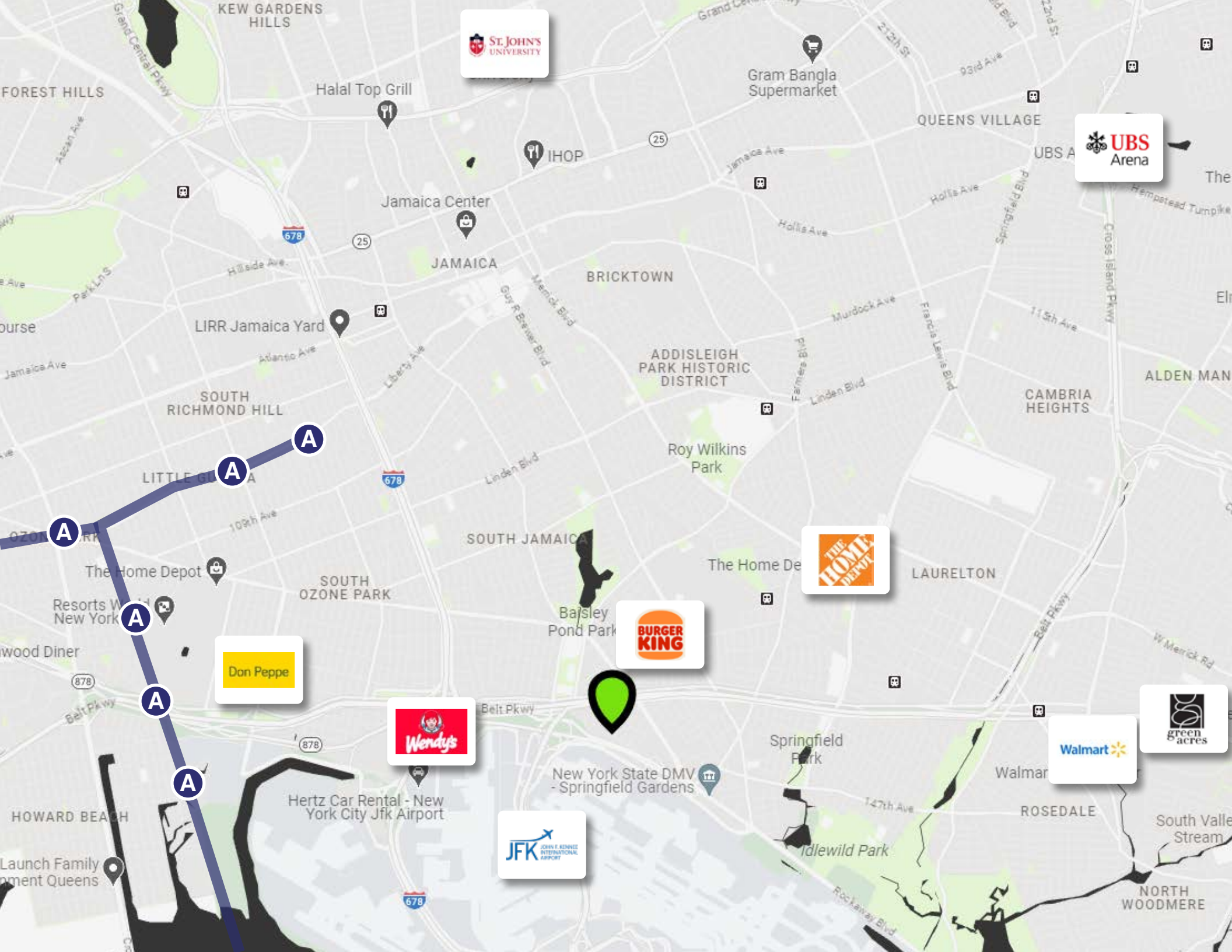
The building will be delivered vacant, posing for a prime owner-user opportunity.

BUILDING INFORMATION

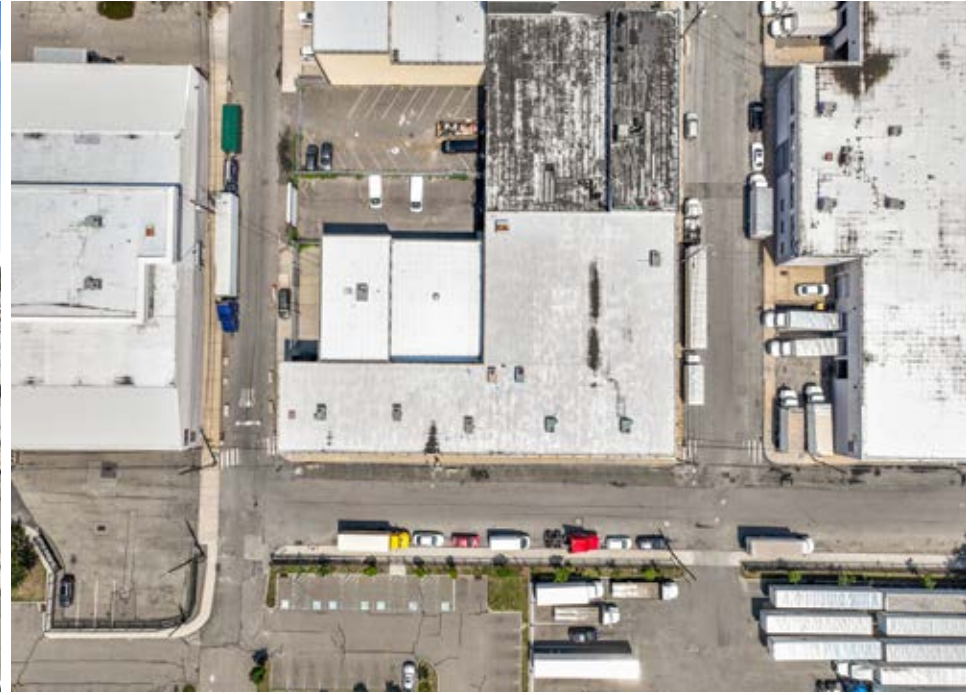
BLOCK & LOT	15010-33
NEIGHBORHOOD	Jamaica
CROSS STREETS	NW corner of 156th St & 146th Ave
STORIES	2
GROSS SQUARE FOOTAGE	27,500
LOT SQUARE FOOTAGE	17,500
ZONING	M1-1
FAR	1
TOTAL BUILDABLE SF	17,500
TAX CLASS	4
ASSESSMENT (24/25)	\$1,194,080.00
TAX RATE	10.592%
TAXES (24/25)	\$126,476.95

TAX MAP





ADDITIONAL PROPERTY PHOTOS





IPRG

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