



For further information, kindly contact exclusive agents:

DAPHNE ZHOU-CHAN President

daphnec@harvestinternational.net

516.326.8200

CHARLES CHAN CEO

charlesc@harvestinternational.net

516.326.8223

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

PROPERTY INFORMATION

Property Address:	133-10 32nd Ave, Flushing NY (corner of 32nd Ave and Downing Street)
Block, Lot:	4943, Lot 36
Zoning:	M2-1 (FAR: 2= 52,800 buildable sq.ft.)
Lot Size:	176x150 (slightly irregular)
Building Dimension	176x150 (approx.26,000 sq.ft.)
Ceiling Height:	18'
Loading:	2 drive-in doors and 1 interior loading dock
Sprinkler System:	Fully sprinklered
Heating:	Gas
Year Built:	1961
Electrical Power:	Heavy
Sales Price:	Upon request

HIGHLIGHTS

- Conveniently located in downtown Flushing, at the entrance of highway 678 Van Wyck Expressway, next to College Point Blvd
- Corner property, solid brick construction
- Good exposure on high traffic street
- Partially leased (about 6,200 sq.ft.) with income
- Future development air right-2 FAR
- Good condition
- Excellent for showroom, retail/wholesale, distribution and more
- It is a sought-after location!
- For further information and showing, please contact exclusive agents

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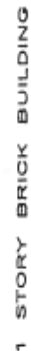
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Exclusive Offering For Sale
Industrial Building In Downtown Flushing

133-10 32nd Ave, Flushing, NY



32nd (MYRTLE AVE.) AVENUE

176.42'

ST. NO. 133-10

PROJECTIONS BEYOND ST. LINE
32nd AVENUE

ROOF CAP.....	0.1'±
WINDOW SILL.....	0.1'±
SIGN.....	0.2'±
LIGHT.....	2.0'±
AIR CONDITIONING UNIT.....	1.3'±
VENT.....	0.3'±
SPRINKLER.....	0.3'±
ALARM.....	0.4'±
BUMPER GUARD.....	0.6'±

1 STORY BRICK BUILDING

TAX LOT 36

150.00

DOWNING
(COVER ST.)
STREET

162.86'

1 STORY BRICK BUILDING

... Pyralis with 12th Avenue

REV	DATE	DESCRIPTION	BY
—	12-13-00	TITLE SURVEY	JA
A	—	CERTIFICATIONS ADDED	
B	—	CERTIFICATIONS ADDED	

certified to:

SFG ASSOCIATES, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
RENAISSANCE PROPERTIES, INC.
CHASE MANHATTAN BANK
NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
SAMUEL B. FREED

COUNTY QUEENS

TAX BLOCK 4843

TAX LOT 36

SCALE 1" = 10'

LAND BLOCK NO.

STANDARD U.S.

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DATE: 12/1/16

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TO THE REPORT IS A VIOLATION OF
SECTION 7001 OF THE NEW YORK STATE
EDUCATION LAW

ONLY COME FROM THE JEWEL, IF THE SUBJECT WANTS TO GO THERE, IF HE LOVES SURFING AND SEA, IF HE DRINKS SEA, THAT HE COULD GO TO BE SOLD THE OTHER

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SURVEYING CO., LLP.

CITY & LAND SURVEYORS

U.S. DEPARTMENT OF THE INTERIOR • BUREAU OF LAND MANAGEMENT • 1994

5/1/11

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133-10 32nd Ave, Flushing, NY 11354

LOCAL TRANSIT MAP



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