

Exclusive WAREHOUSE for SALE —9 Exclusive parking  
15-11 132<sup>nd</sup> Street, College Point, Queens, NY

Warehouse—Office—Parking



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SOLO REAL ESTATE CORP





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### **HIGHLIGHTS:**

Queens (Borough 4)  
Block 4118 | Lot 11  
2-story with parking lot.  
Lot Size: 9,192 SF  
Lot Dimension: 38.5' X 238.8'  
Built: 2000  
ZONING: M1-1

**Building size: +/- 6,600 SF**

**W/H Dimensions: +/- 38.5' X 90' ; +/-3465 SF**

**Office Dimensions: +/- 38.5' X 84'; +/-3200 SF**

**Parking Lot Dimensions: +/- 38.5' X 128' (9 EXCLUSIVE)**

CEILING HEIGHT W/H: 19'; 17' CLEAR

Drive-in Gate 12'W x 15'H

Building Class E9 Warehouses – Miscellaneous

RE TAX annual: \$40,888.08 (AUG 2025)

CAM: \$1,600/MONTH: SNOW, PARKING REPAIR,  
CLEANING, LANDSCAPE, ELEVATOR 6'6" X 5'3",  
EXT PAINT, STAIRWELL...

HVAC regularly maintained. Office.

Building feature: Masonry construction.

Utilty: all sep: 2 gas, 2 electric, water.

Total 5 bathrooms (3/2 bathrooms).

1<sup>st</sup> & 2<sup>nd</sup> floor have internal egress.

### **15-11 132<sup>nd</sup> Street, College Point, New York 11356.**

EXCLUSIVE: For SALE. Rare combination of highly desirable warehouse, 9 exclusive parking spots, 2<sup>nd</sup> floor executive offices. Prime location off 678 (Whitestone Exwy) and 20<sup>th</sup> Avenue in College Point. Strategically located between Jetro and Target. 5 mins to downtown Flushing. At the footstep of the Whitestone bridge. Swift access to Bronx, Queens, Manhattan, Westchester and Long Island via Clearview Expressway and 495 (LIE). Excellent investment: strong tenant demand. Join this centrally located industrial community Low maintenance fee—snow removal, cleaning, parking lot repair, elevator, stairwell, exterior building up keep.... Independent HVAC and all separate meters. Contact exclusive broker for viewing and sale details. Hena 646-416-1174. Delivered vacant.

#### **The WAREHOUSE:**

38.5' X 90'  
3,465 SF  
19' ceiling height; 17' clear  
2 gas heat blowers.  
2 shop bathrooms.  
Auto roll up gate (15'H X 12'W)

#### **The OFFICE:**

3,200 SF  
5 offices (2 Executive office, en-suite bathroom.)  
3 bathrooms total  
Elevator accessible! (e-commerce/delivery friendly)  
Plus bull pen and large reception areas.

#### **The PARKING LOT:**

9 Exclusive parking spots directly in front of warehouse. Ample parking, shared egress driveway.

### **PRICE: \$2,950,000**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



Projected Income:						
UNIT	GROSS SF +/-	\$/SF	PROJECTED ANNUAL RENT	PROJECTED MONTHLY RENT	EXPENSE	
WAREHOUSE	3465	\$28.00	\$97,020	\$8,085	TAX	
OFFICE	3200	\$30.00	\$96,000	\$8,000		
9 PARKING	9	\$250.00	\$2,250	\$188		
GROSS INCOME:			\$195,270		\$40,888.00	
NET INCOME:					\$154,382.00	5.23%







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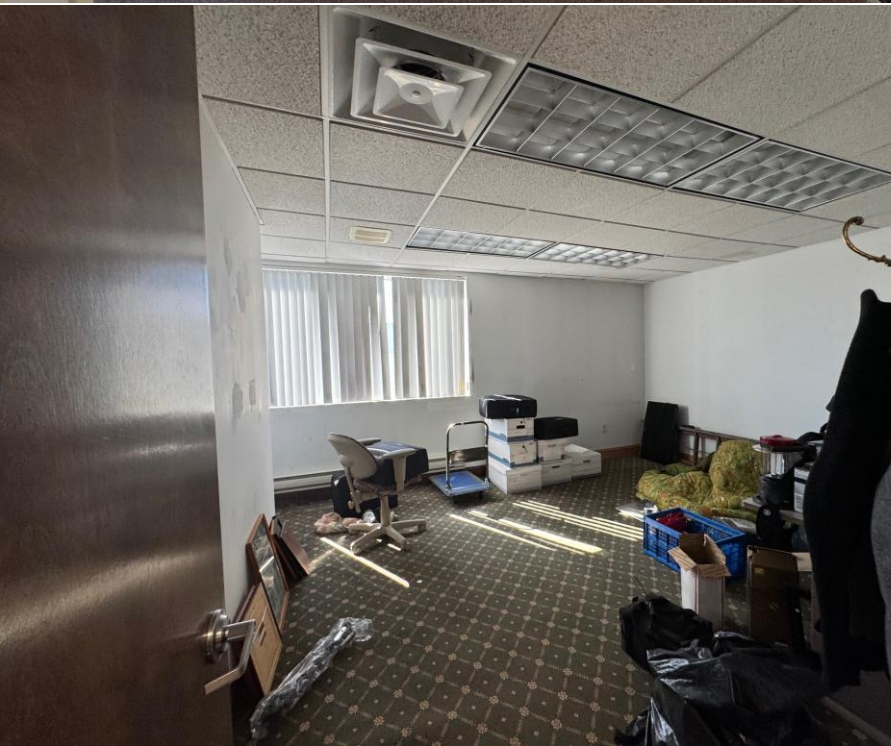




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# Elevator

## Ecommerce accessible











## Equipment List Mochinut Bayside Inc

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