



FIRST-TIME SALE

\$17,000,000

186-14/20 Jamaica Avenue

Jamaica, NY

BUILDING 23,000 SF	YARD 47,680 SF	LOT SIZE 70,690 SF	ZONING M2-3A	BUILDABLE 282,760 SF
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EXCLUSIVE LISTING

First-Time Sale Industrial Asset

Rare Jamaica development opportunity featuring a one-story industrial building and a substantial fenced paved yard.

23,000 square foot one-story building situated on a 70,690 square foot lot with a 47,680 square foot fenced paved yard. The property offers excellent functionality for owner-users, investors, and redevelopment buyers seeking scale, access, and long-term upside in Queens.

EXCLUSIVE AGENT

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PROPERTY HIGHLIGHTS

- Tremendous frontage on Jamaica Avenue
- 23,000 SF one-story building
- 47,680 SF fenced paved yard
- 4 drive-in doors
- 2 interior loading docks
- 16' ceiling height
- 3-phase electric: 200 amps
- Fireproof construction
- 70,690 SF total lot size
- M2-3A zoning
- Floor Area Ratio: 4
- Opportunity Zone
- Approx. 2,500 SF office/showroom
- Gas heat
- 282,760 SF buildable

PROPERTY DETAILS

Block / Lots	Block 10352 Lots 119 & 120
Office / Showroom	Approx. 2,500 SF
FAR	4
Taxes	\$111,388
Possession	Arranged
Opportunity Zone	Yes

BUILDING FEATURES

- Fireproof construction
- 16 foot ceiling height
- 2 interior loading docks
- 4 drive-in doors
- 200 amps
- Gas heat
- Approx. 2,500 SF office/showroom
- Fenced paved yard

INVESTMENT HIGHLIGHTS

Prime Queens Location

Strategic Jamaica location with strong industrial, wholesale/retail demand and access to major transportation corridors.

Large Outdoor Yard

Significant paved yard space ideal for logistics, storage, or fleet operations.

Rare First-Time Sale

Generational ownership creates a unique opportunity to acquire a tightly held industrial asset.

Development Upside

M2-3A zoning and strong FAR allow for tremendous upside development.

PROPERTY PHOTOS



HENTZE-DOR REALTY
INDUSTRIAL COMMERCIAL

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