

176-20 147TH AVENUE

JFK AIRPORT | QUEENS, NY 11434

AVAILABLE FOR SALE
17,550 SF WAREHOUSE & OFFICES WITH PARKING
DELIVERED VACANT | EXISTING AIRPORT LOGISTICS INFRASTRUCTURE



PROPERTY OVERVIEW

RARE CORNER DISTRIBUTION FACILITY FEATURING EXISTING AIRPORT LOGISTICS INFRASTRUCTURE. THE PROPERTY CONSISTS OF A 17,550 SF TWO-STORY BUILDING PLUS A 5,775 SF PARKING LOT.

GREINER-MALTZ
REAL ESTATE

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER

KYLE MALTZ | +1-718-786-5050 ext.218 | kmaltz@greiner-maltz.com

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | GREINERMALTZ.COM | CREATING OPPORTUNITIES TOGETHER

BUILDING HIGHLIGHTS - DELIVERED VACANT



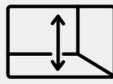
11,050 SF

GROUND- FLOOR WAREHOUSE



6,500 SF OFFICE SPACE

TURN-KEY 2ND FLOOR



22' 2"

CLEAR CEILING HEIGHT



400 AMPS

POWER



10 EXTERIOR DOCKS

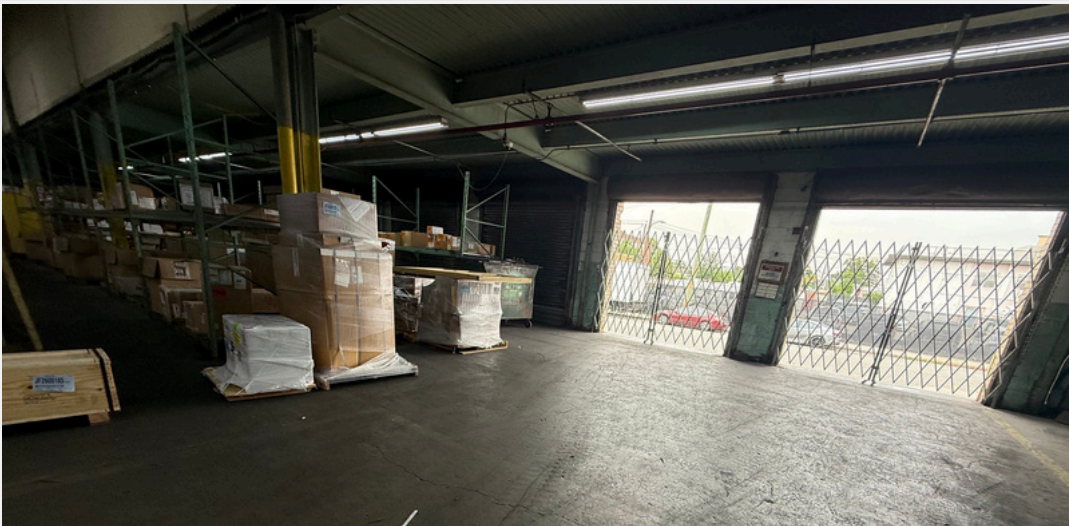
1 DRIVE IN DOOR W/ 53' INTERIOR LOADING POSITION
LOADING POSITIONS



PLOT SIZE 17,474 SF

LAND SIZE

- **M1-1 ZONING (INDUSTRIAL USE OF GROUP 16)**
- **20 CAR PARKING**
- **10 EXTERIOR LOADING DOCKS**
- BLOCK: 13377 LOT: 26
- FULLY HVAC'D OFFICES
- WET SPRINKLER SYSTEM
- GAS - HEAT
- REAL ESTATE TAXES: \$91,891 PER ANNUM
- JFK LOCATION OFF OF ROCKAWAY BLVD.



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LOCATION & ACCESS

- EASY ACCESS TO ALL OF NYC AND LONG ISLAND
- MINUTES TO BELT PARKWAY AND I-678 
- ONLY 10 MINUTES TO JFK INTERNATIONAL AIRPORT!



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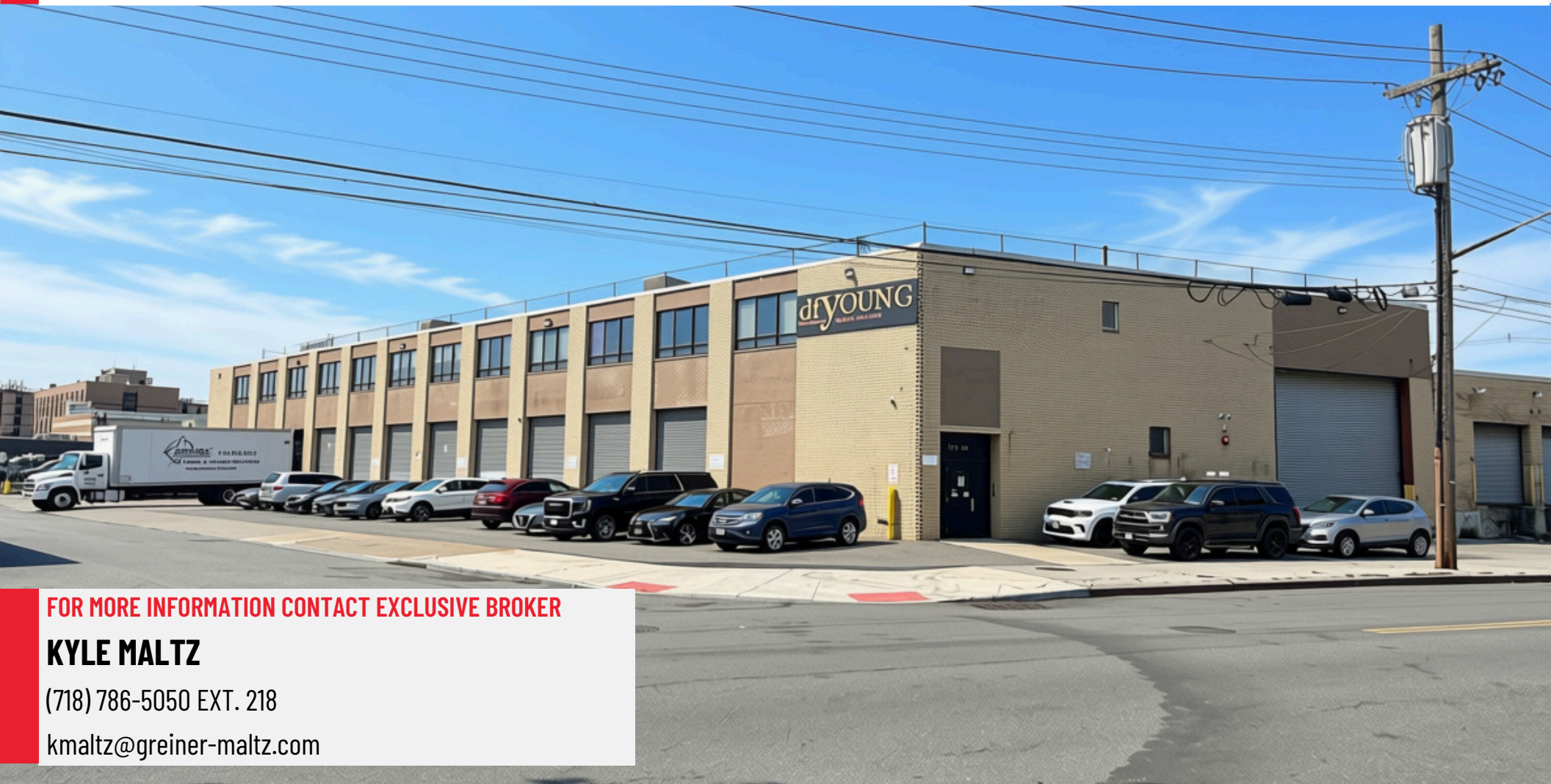
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IDEAL FOR

- FOOD DISTRIBUTION AND STORAGE
- MOVING AND STORAGE
- LOGISTICS
- E-COMMERCE FULFILLMENT
- WHOLESALE DISTRIBUTION
- MANUFACTURING
- SELF STORAGE
- CASH AND CARRY
- TV AND FILM PRODUCTION



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