

60,000 sf Industrial Building With Interior Parking For Sale or Lease

70-10 74th Street, Middle Village, Queens

DY
REALTY GROUP



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Property Description

DY Realty Group, LLC has been retained on an exclusive basis to handle the sale or lease of 70-10 74th Street in Middle Village, Queens.

The building is a total of 60,000 sf, including 25,000 sf of ground floor warehouse space, 24,000 sf of 2nd floor warehouse / manufacturing space, and 11,000 sf of ground floor interior parking. Loading is serviced through 4 interior loading dock positions, 2 drive-in doors, and a combination freight / passenger elevator.

Located in Middle Village, Queens, a half mile from the Q29 and Q67 bus lines.

This building presents the rare opportunity to occupy a very well-maintained industrial building with secure interior parking.

Block / Lot	3791 / 83
Total Building	60,000 sf 2-Story
Total Plot	40,180 sf
Warehouse	25,000 sf Ground 24,000 sf 2nd Floor
Parking	11,000 sf Interior
Loading	4 Interior Loading Docks 2 Drive-in Doors (<i>Street to Street</i>)
Ceiling	±15' Clear Ground Floor
Elevator	1 Combination Freight / Passenger
Zone	M1-1
Asking Price	Call or E-mail



25,000 sf Ground Floor Warehouse



11,000 sf Interior Parking

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

Site Plan

25,000 sf
Ground Floor Warehouse

13,000 sf
2nd Floor Warehouse

Combination
Passenger /
Freight Elevator
& Stairwell

11,000 sf
2nd Floor Warehouse

11,000 sf
Interior Parking

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4 Interior Loading Dock Positions



13,000 sf Second Floor Warehouse

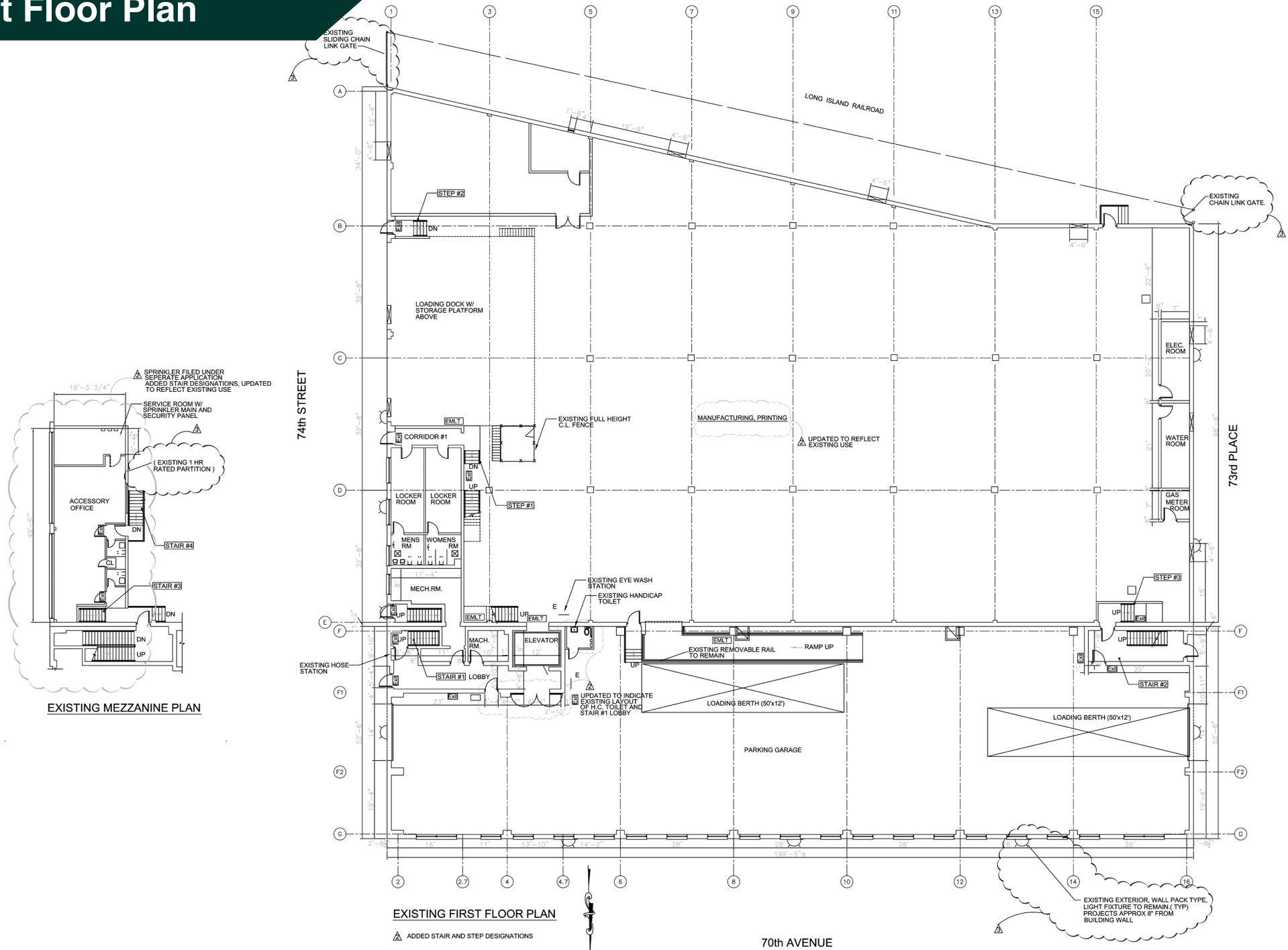


11,000 sf Second Floor Warehouse

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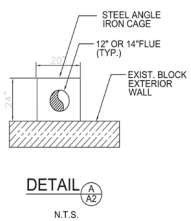
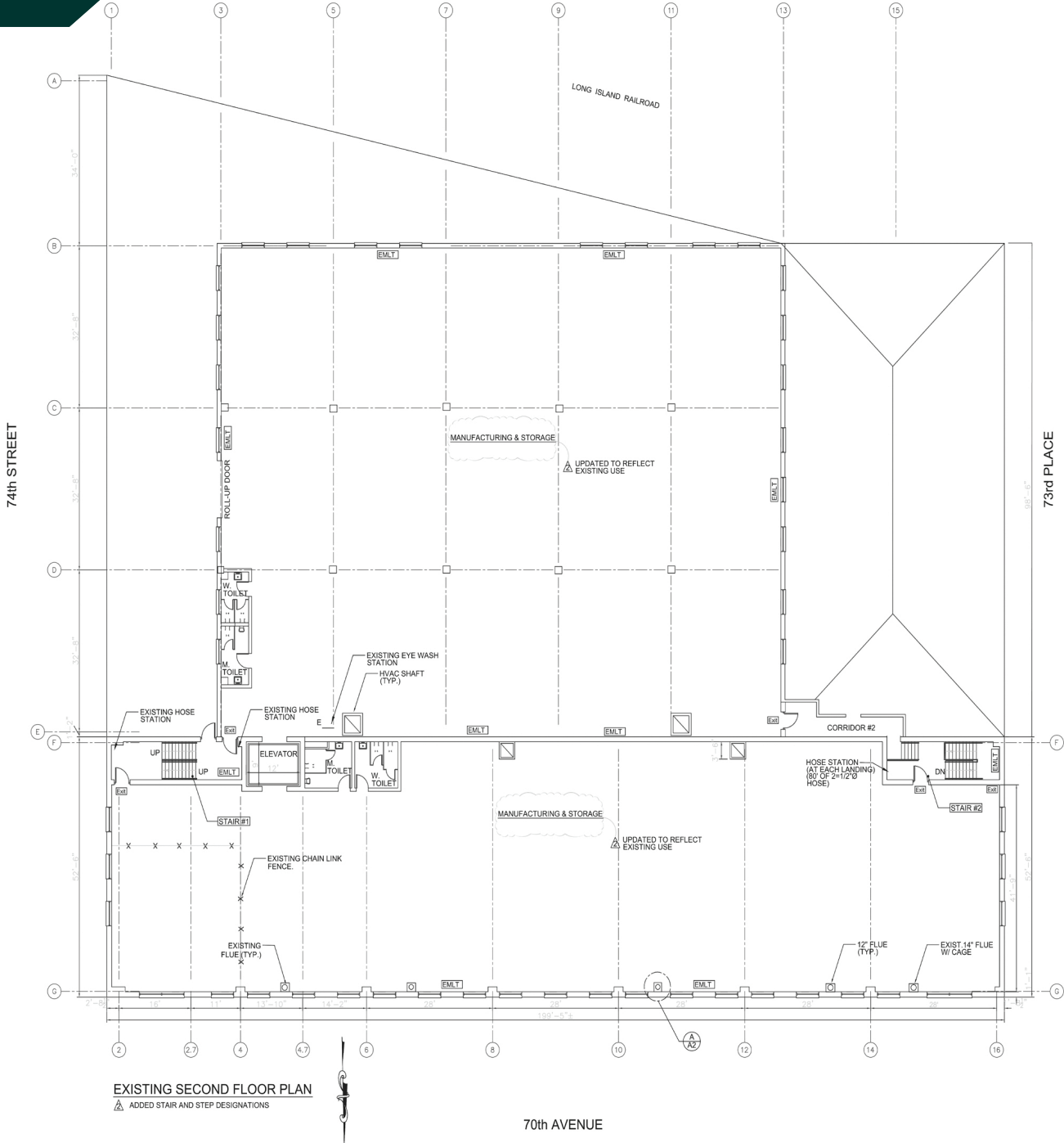
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First Floor Plan



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Second Floor Plan



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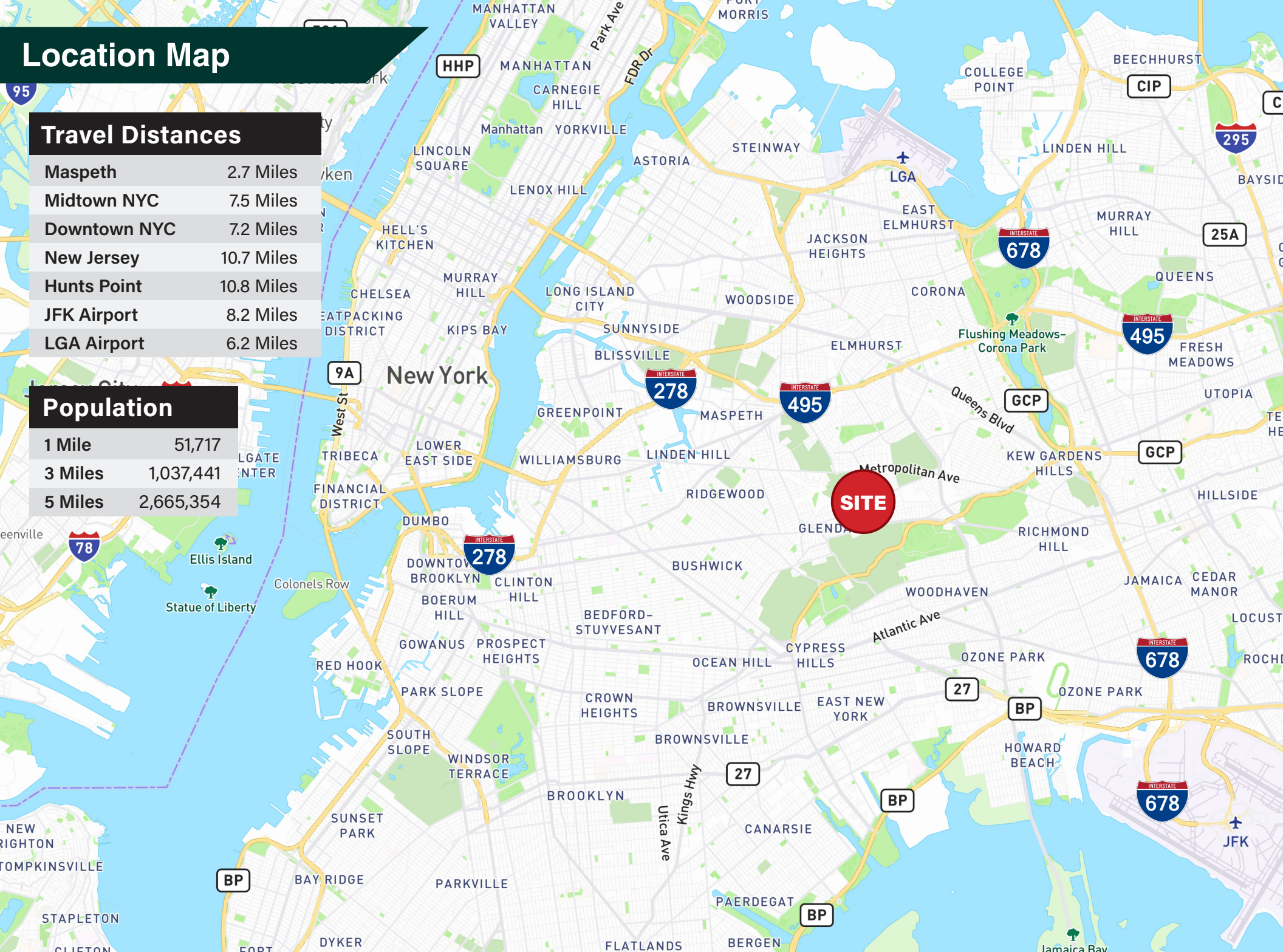
Location Map

Travel Distances

Maspeth	2.7 Miles
Midtown NYC	7.5 Miles
Downtown NYC	7.2 Miles
New Jersey	10.7 Miles
Hunts Point	10.8 Miles
JFK Airport	8.2 Miles
LGA Airport	6.2 Miles

Population

1 Mile	51,717
3 Miles	1,037,441
5 Miles	2,665,354





**CONTACT
EXCLUSIVE
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