



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



78-01 COOPER AVENUE

MIDDLE VILLAGE, NY 11379

19,550 SF Plus 3,700 SF Yard Sale/Lease

Central Queens Location with
Five Drive-In Doors and
One Large Loading Dock

Type

Warehouse / Land / Industrial

SQUARE FOOT
 **19,550^{SF} BLDG**
3,700^{SF} YARD

CLEAR HEIGHT
 **13.5' - 18'**

LOADING
 **5 DRIVE-IN DOORS**
1 LARGE LOADING DOCK

ZONING
 **M1-1**

PARCEL ID
 **3798**
BLOCK

 **2, 40, 44**
LOTS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- 3 Properties
- Totaling 19,550 Sq. Ft.
- 3,700 Sq. Ft. Yard
- 23,200 Sq. Ft. Total Plot Size
- Can be Sold or Leased Together or Separately
- New Roof—18 months old
- Each Building has Separately Metered Utilities and Bathrooms
- Ideal for Multiple Tenants
- Rooftop Solar Panels
- Upgraded Electrical Service

A 69-63 78th St

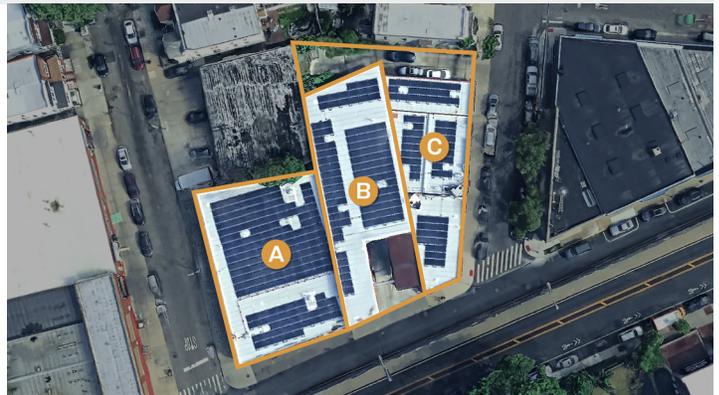
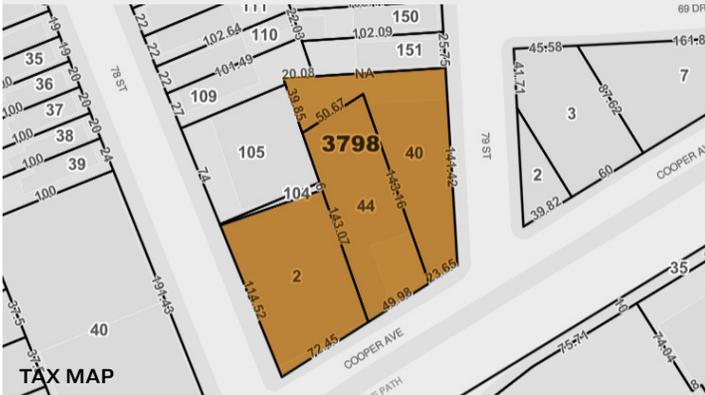
- A.K.A 78-01 Cooper Avenue
- 8,250 Sq. Ft. One-Story Building
- 2 Drive-In Doors
- Small Office Area
- Upgraded Electric
- Floor Drains
- Fully Sprinklered
- Only One Column

B 78-09 Cooper Ave

- ± 6,000 Sq. Ft. Building
- ± 1,000 Sq. Ft. Fenced Paved Yard
- 1 Drive-In Door
- 1 Large Covered Loading Dock
- 3 Ton Crane
- Column Free
- Gas Heat
- Upgraded Electric

C 69-60 79th St

- 5,300 Sq. Ft. One-Story Building
- 2,700 Sq. Ft. Yard
- 2 Drive-In Doors
- Built Out Office Space - HVAC
- Multiple Bathrooms
- Conference Room
- Kitchenette
- Gas Heat



TRANSPORTATION

- M** MIDDLE VILLAGE -METROPOLITAN AVENUE
- LONG ISLAND EXPRESSWAY
- JACKIE ROBINSON PKWY
- VAN WYCK EXPY
- MTA Bus** Q29, Q47, Q54: COOPER AVE/ 80TH ST
- Q55: MYRTLE AVE/74 ST



78-01 COOPER AVENUE
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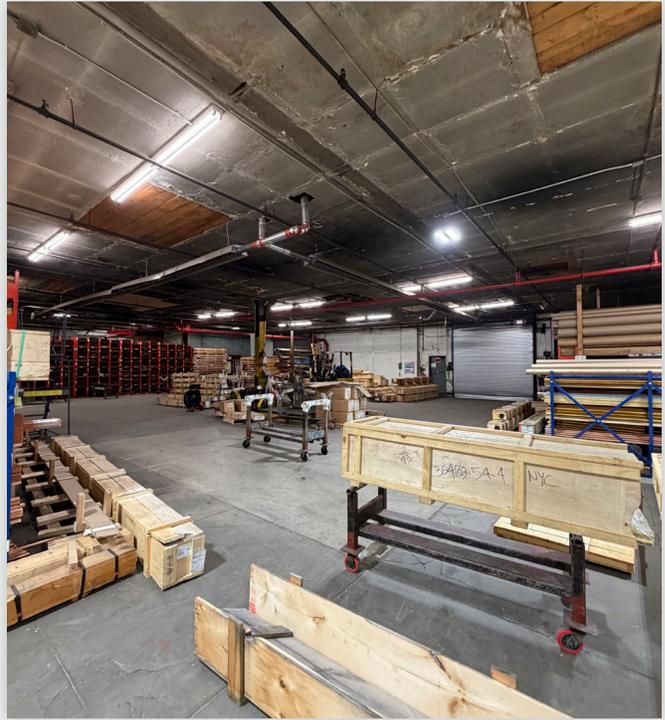


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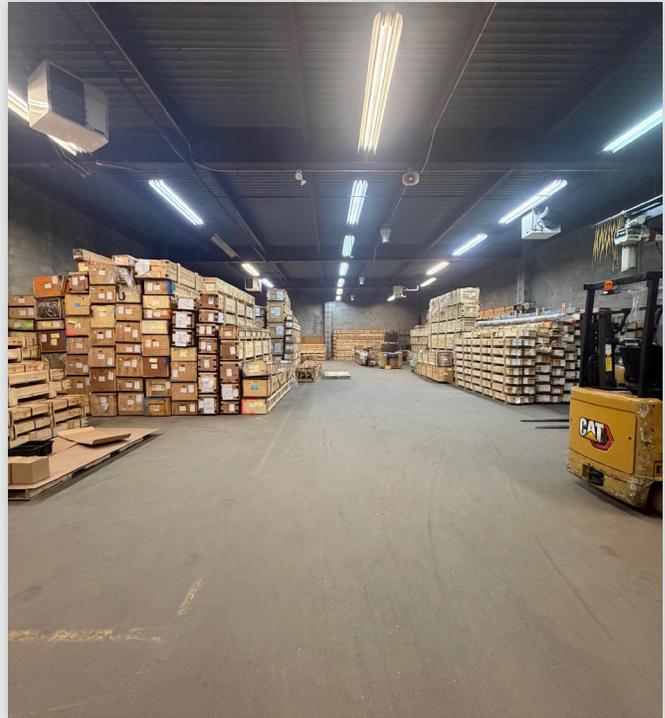
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PICTURES

69-63 78th St



78-09 Cooper Ave



PICTURES

69-60 79th St



**PINNACLE
REALTY**
OF NEW YORK, LLC

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