



42,500 sf Queens High-Ceiling Warehouse For Sale

69-07 69th Place, Ridgewood, Queens



PROPERTY INFORMATION

42,500 SF QUEENS WAREHOUSE FOR SALE
69-07 69TH PLACE, RIDGEWOOD, QUEENS, NY



DY Realty Group has been retained on an exclusive basis to handle the sale of 69-07 69th Place in the Ridgewood section of Queens.

The site consists of a 42,500 sf single-story building situated on a 53,750 sf plot. Loading is facilitated by four total docks: two positioned at the front of the building for efficient access from Otto Road, and two that load directly from the private rear yard.

The interior features 40,000 sf of ground-floor warehouse space with 18 foot clear ceiling heights (21 feet to the deck). Portions of the warehouse are serviced by full HVAC, making the building highly adaptable for a variety of uses. The warehouse is complemented by 2,500 sf of finished office space.

The property is equipped with heavy utility infrastructure, including a 1,200-amp electrical service and a high-capacity 4.5-inch gas line.

Contact the Exclusive Agent for more information or to schedule a tour.

Total Building	42,500 sf 1-Story With Bonus Mezzanine
Warehouse	38,300 sf Ground Floor
Office	2,000 sf Ground Floor
Mezzanine	2,200 sf Storage & Office
Land	Front & Rear Yard Space
Ceiling	18' Clear, 21' To Deck
Loading	2 Interior Docks / 2 Exterior Docks
Power	1,200 Amps
Gas	4.5" Gas Line
Utilities	Gas Heat, Partial HVAC in Warehouse
Zone	M1-1
Asking Price	Call or E-mail

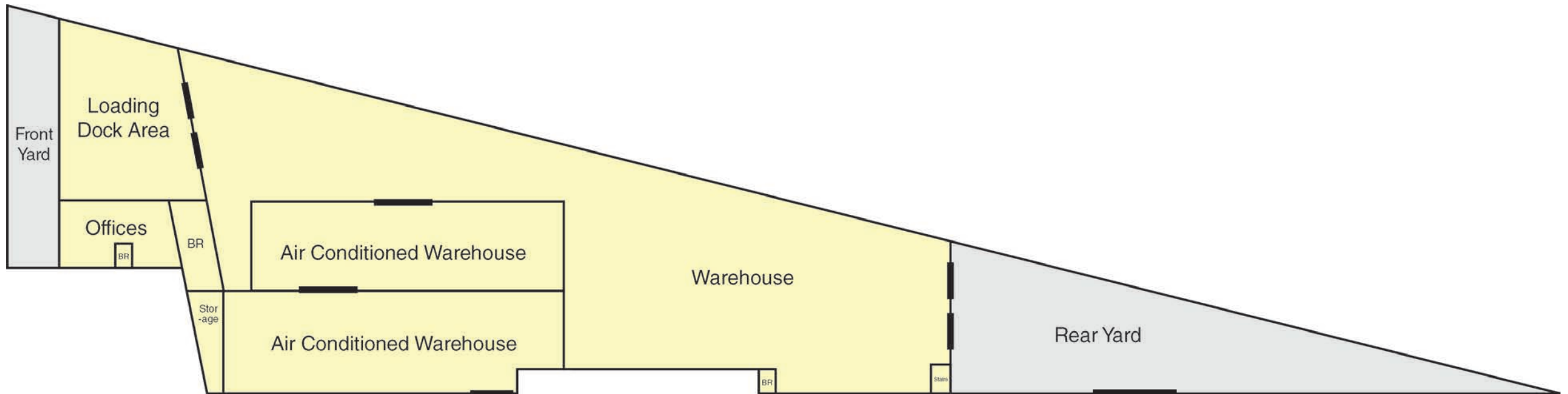
**For More Information or To Schedule
A Tour, Contact Exclusive Agent:**

Michael Marra | 718-729-7474 x121 | 914-299-8781 Cell | MMarra@DYRealty.com



SITE / FLOOR PLAN

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PROPERTY PHOTOS

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LOCATION PROFILE

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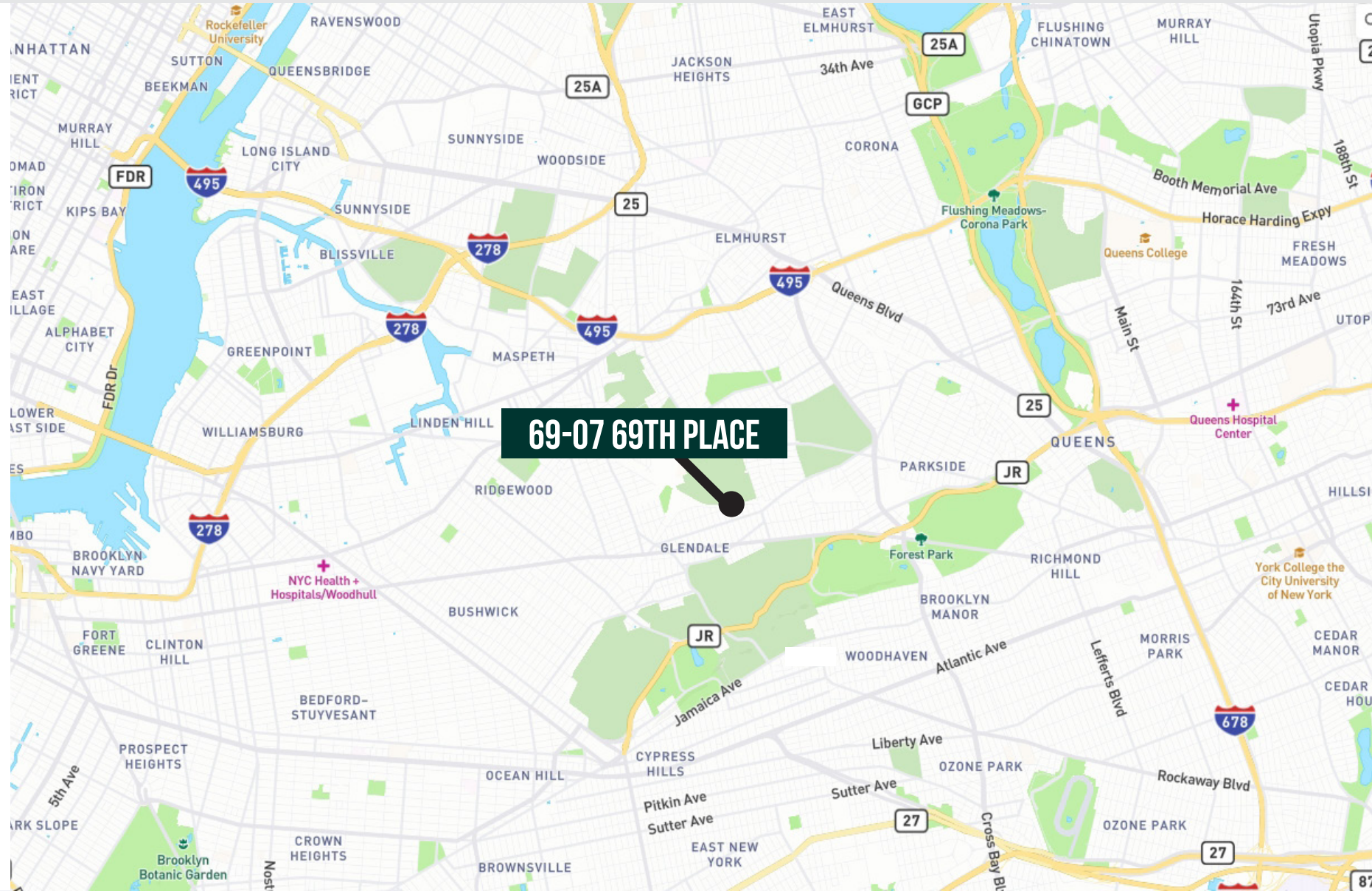


Travel Distances

- Long Island City: 5.0 Miles
- Midtown Manhattan: 9.1 Miles
- Downtown Manhattan: 6.5 Miles
- New Jersey: 10.2 Miles
- Flushing: 7.9 Miles
- Long Island: 10.7 Miles
- Hunts Point, Bronx: 12.5 Miles
- JFK Airport: 7.4 Miles
- LaGuardia Airport: 8.0 Miles
- Bushwick: 1.8 Miles

Transit Analysis

- LIE (I-495): 3.0 Miles
- BQE (I-278): 4.0 Miles
- Van Wyck (I-678): 4.0 Miles
- M Subway / Metropolitan Avenue 1.8 Miles



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CONTACT EXCLUSIVE AGENT

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