

Exclusive WAREHOUSE for SALE or LEASE — 4 PARKING
129-11 18 Avenue, College Point, Queens, NY
Warehouse—Office—Parking



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HIGHLIGHTS:

Queens (Borough 4)

Block 4115 | Lot 43

2-story with parking.

Lot Size: 4,196 SF

Lot Dimension: 35.25' X 110.33' x 40.61' x 112'

Building size: +/- 7,700 SF (NYC-BISWEB)

W/H Dimensions: +/- 35' X 103' ; +/-3,708 SF/Floor

Legal parking along 130th Street

Built: 1931

ZONING: M1-1

CEILING HEIGHT W/H 1 Floor: 9'10"; 8'8" CLEAR

CEILING HEIGHT W/H 2 Floor: 12'; 10'4" CLEAR

Low-dock loading (1'6"): 10'W x 9'H

2 Double door egresses

Building Class Warehouses - Fireproof (E1)

RE TAX annual: \$41,806 (NOV 2025)

Motor roll up gate

HVAC

Wet Sprinkler throughout

Multiple egress

Corner with windows

4 Heat blowers

Utility: 1 Gas meter; 2 Electric meters

2 Bathrooms

129-11 18th Avenue, College Point, New York 11356.

EXCLUSIVE | FOR SALE OR LEASE

7,700 SF Industrial – Two Floors | Off-Street Parking | Delivered Vacant

College Point, Queens

Prime 7,700 SF industrial opportunity split over two floors with off-street parking, located along 130th Street and 18th Avenue in the heart of College Point's industrial corridor.

Positioned one block off 20th Avenue and minutes from the Whitestone Expressway (I-678), this property offers exceptional regional connectivity. Immediate access to the Whitestone Bridge, Clearview Expressway, and Long Island Expressway (I-495) provides rapid distribution throughout the Bronx, Queens, Manhattan, Westchester, and Long Island. Downtown Flushing is a short drive away. Public bus transportation available.

Investment Highlights

Delivered vacant – ideal for owner-user or investor

Strong rental demand and high occupancy submarket

Excellent truck and commuter access

Central industrial location with long-term upside

Off-street parking

Join a well-established industrial community in one of Queens' most accessible logistics hubs.

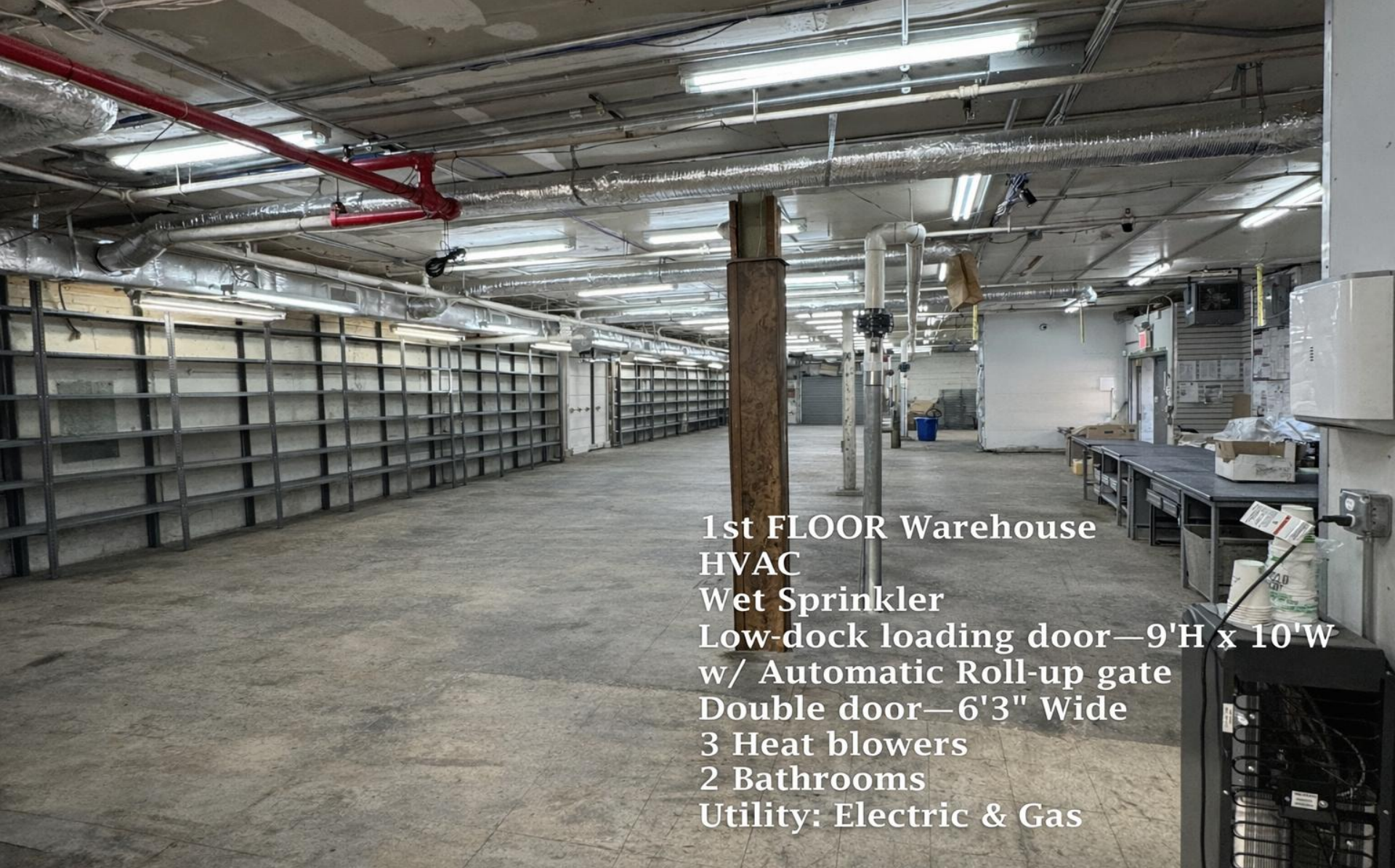
SALE PRICE: \$2,860,000 (\$371 SF)

LEASE RATE: \$12,750/month (\$19.87 SF); Possession date: June 2026.

Cap Rate: 5.35%

Contact Exclusive Broker for pricing and access: Hena | 646-416-1174

This information has been obtained from sources believed to be reliable; however, no representations or warranties, expressed or implied, are made regarding the accuracy, completeness, or condition of the property. All references to square footage, age, and condition are approximate. Prospective purchasers and tenants must independently verify all information and shall bear all risk of any inaccuracies or omissions.



1st FLOOR Warehouse
HVAC
Wet Sprinkler
Low-dock loading door—9'H x 10'W
w/ Automatic Roll-up gate
Double door—6'3" Wide
3 Heat blowers
2 Bathrooms
Utility: Electric & Gas

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HVAC / BLOWER

Egress 4: Exterior/ LL

2nd FLOOR

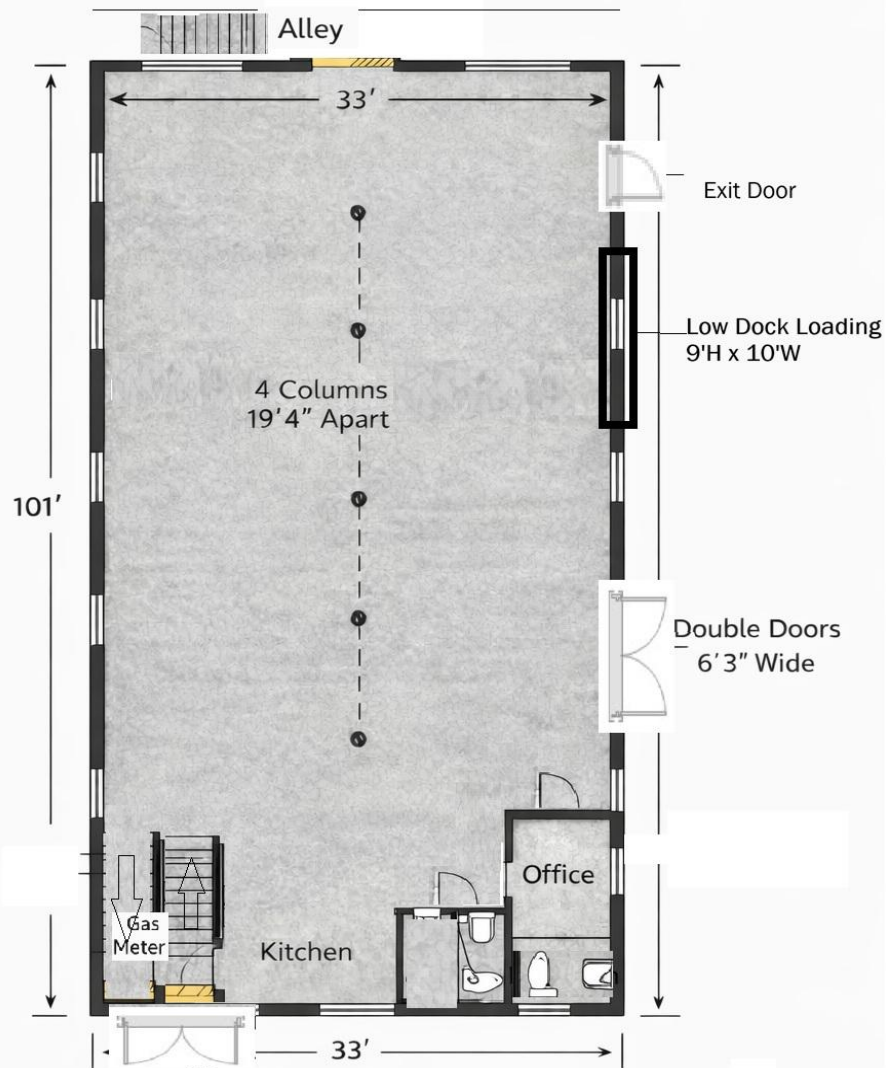
Egress 1: Exterior
Egress 2: Lower level
Egress 3: Roof

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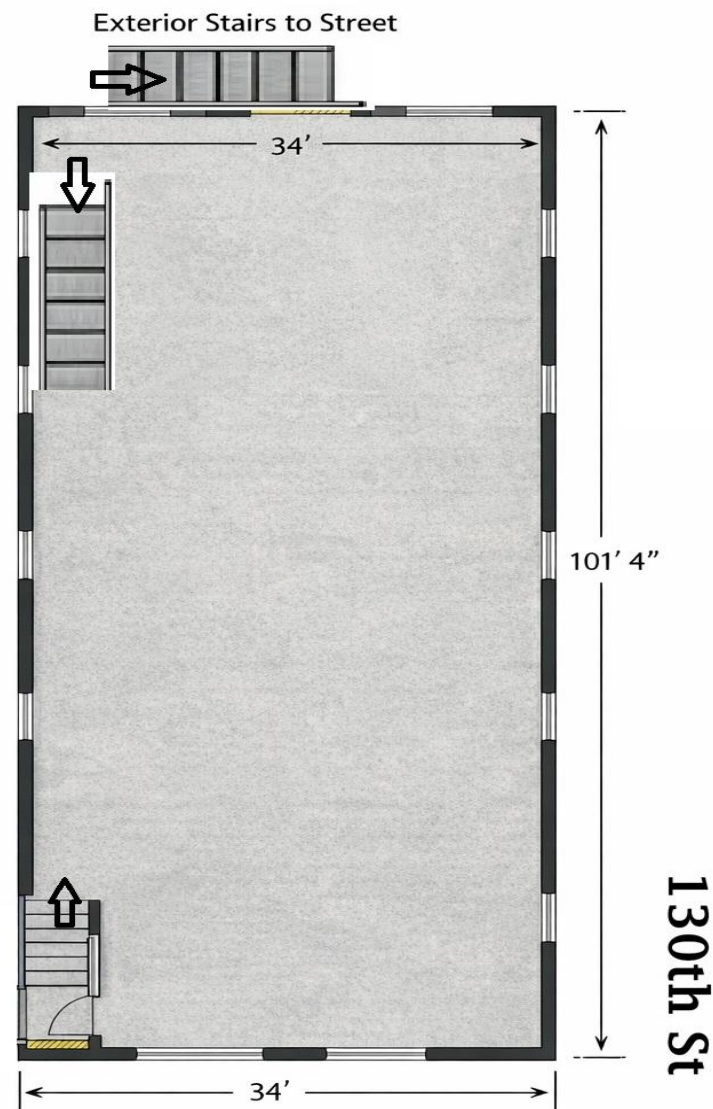
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First Floor Plan



Second Floor Plan



18th Ave

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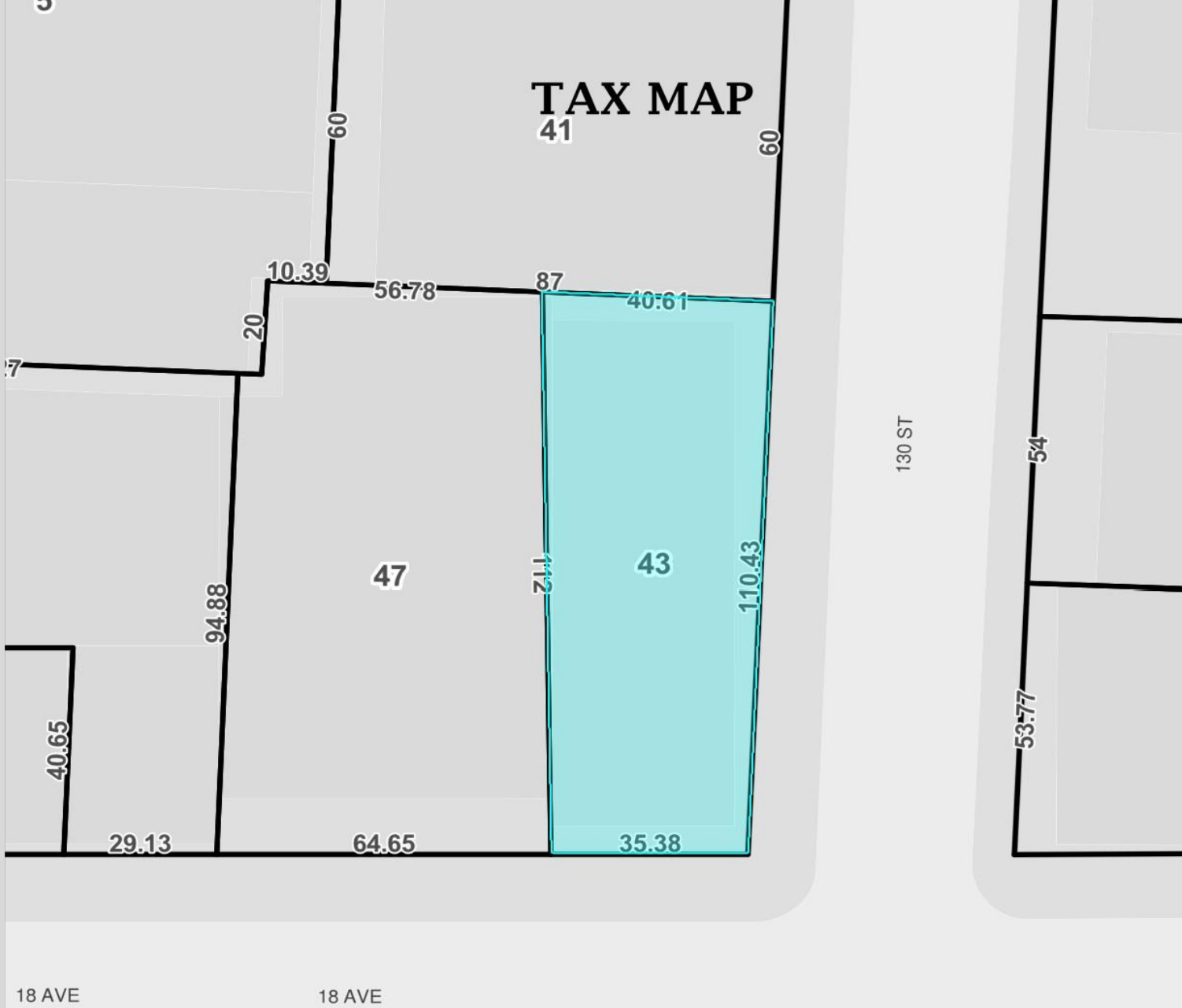
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18 Avenue

130th Street

Legal Parking Area

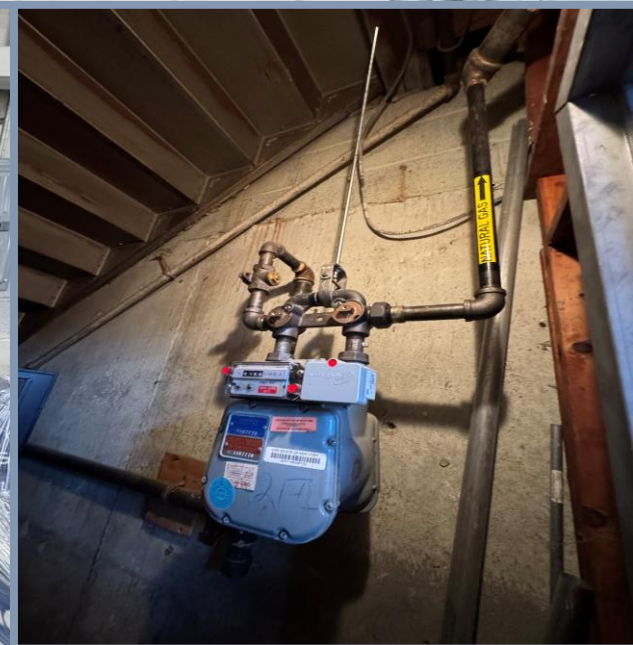


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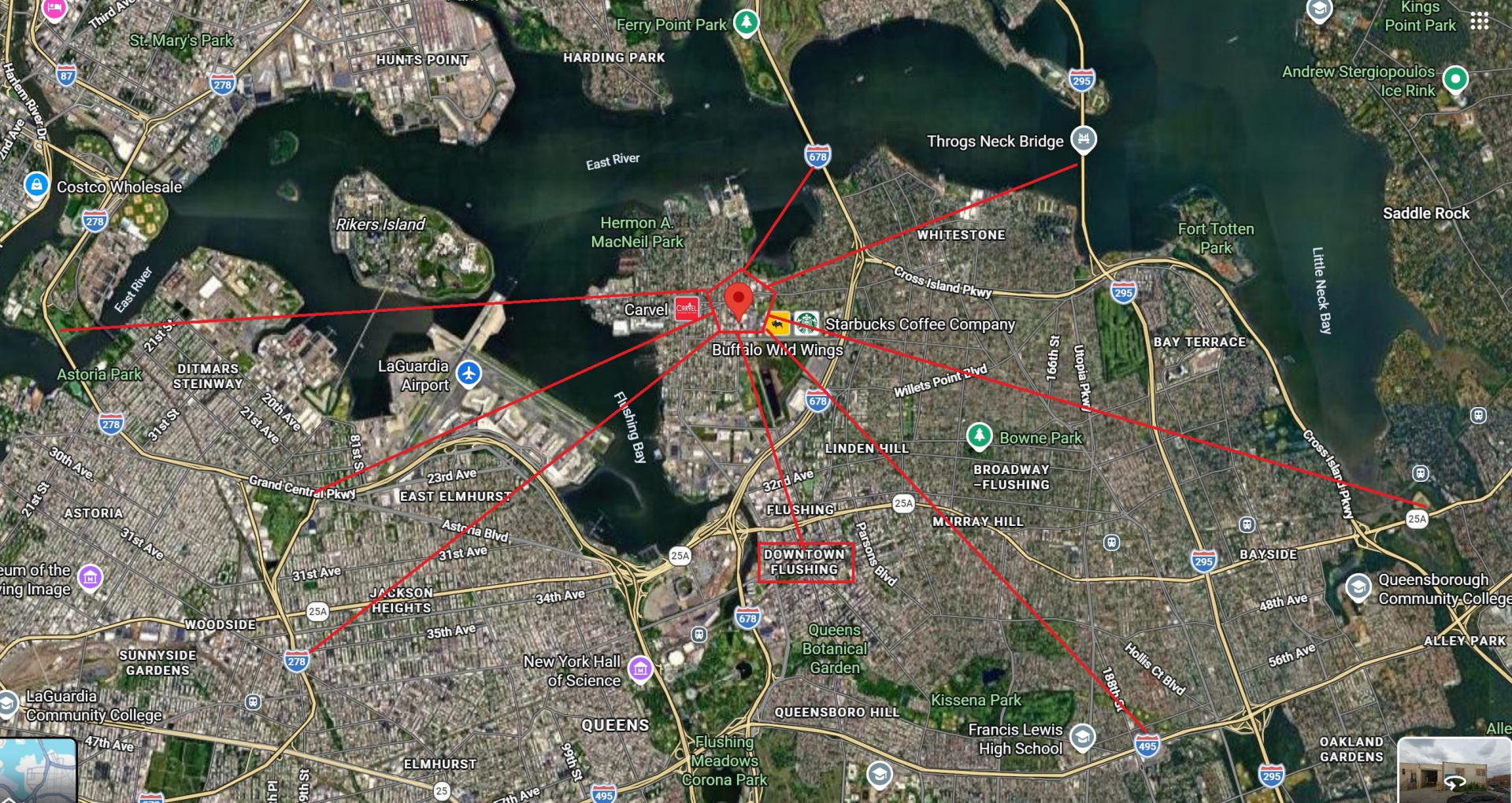


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