

Exclusive WAREHOUSE for **SALE or LEASE** — 4 PARKING

**129-11 18 Avenue, College Point, Queens, NY**

Warehouse—Office—Parking



Parking

HENA CHOUNG, LIC CORPORATE RE BROKER

[HENA@SOLOREALESTATECORP.COM](mailto:HENA@SOLOREALESTATECORP.COM)

646.416.1174

SOLO REAL ESTATE CORP

**646.416.1174**



### **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 130<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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

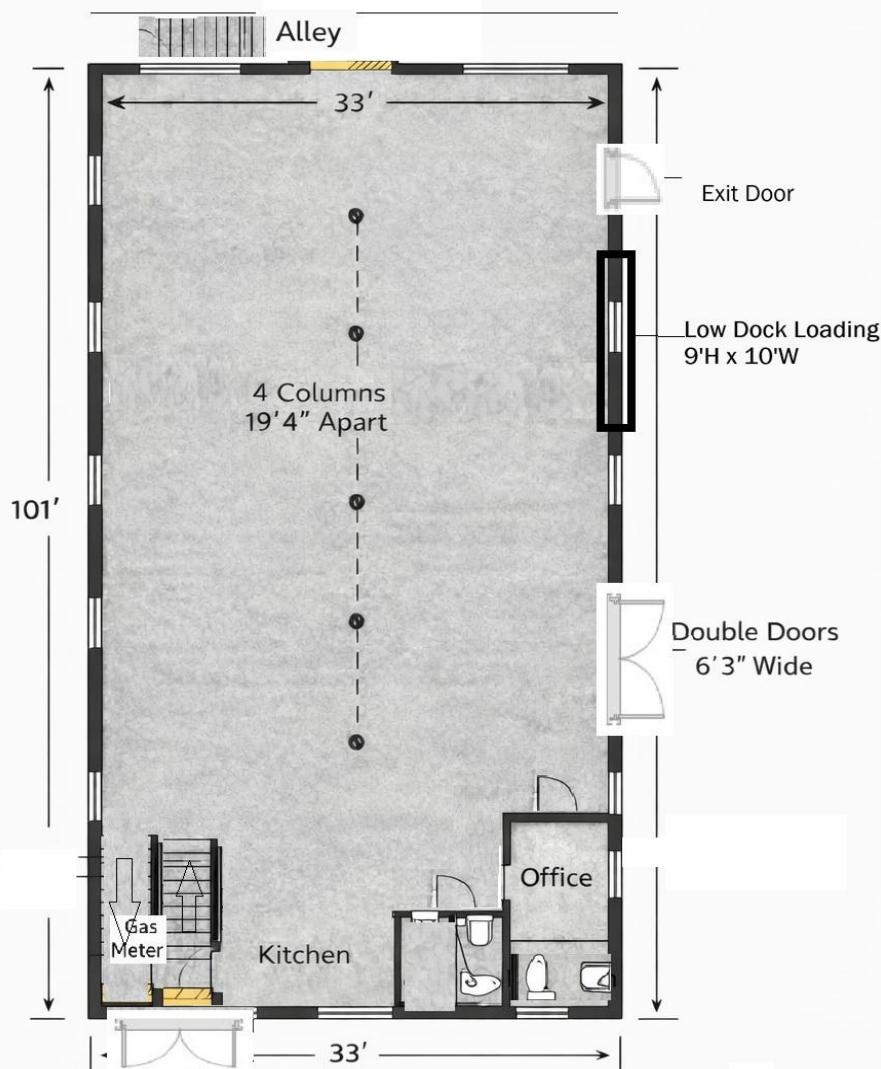
Egress 1: Exterior  
Egress 2: Lower level  
Egress 3: Roof

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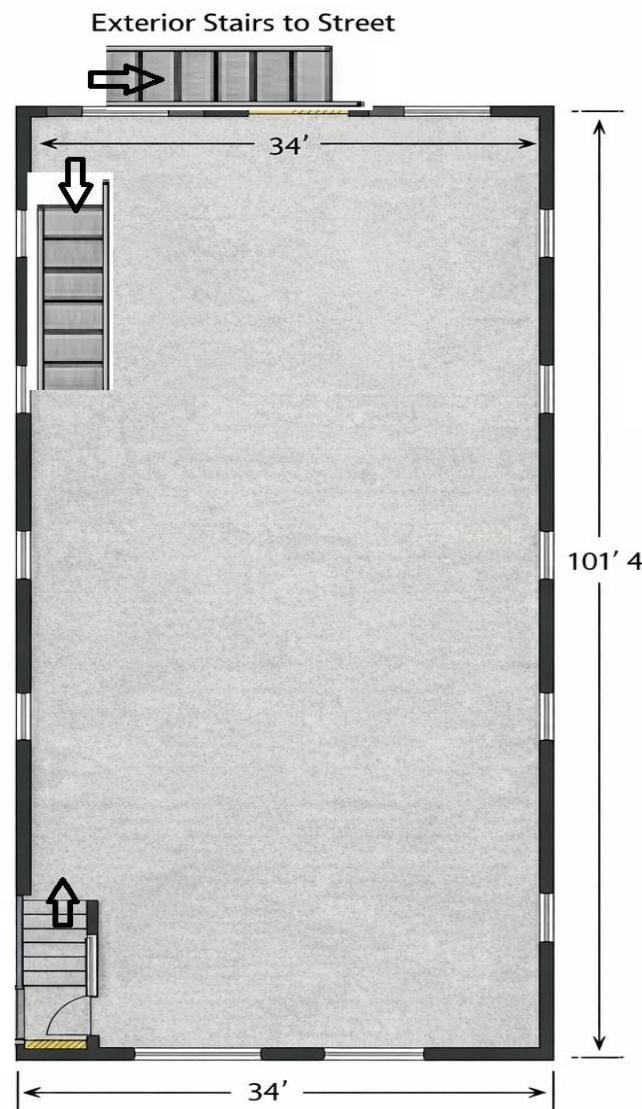
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## First Floor Plan



## Second Floor Plan



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18th Ave  
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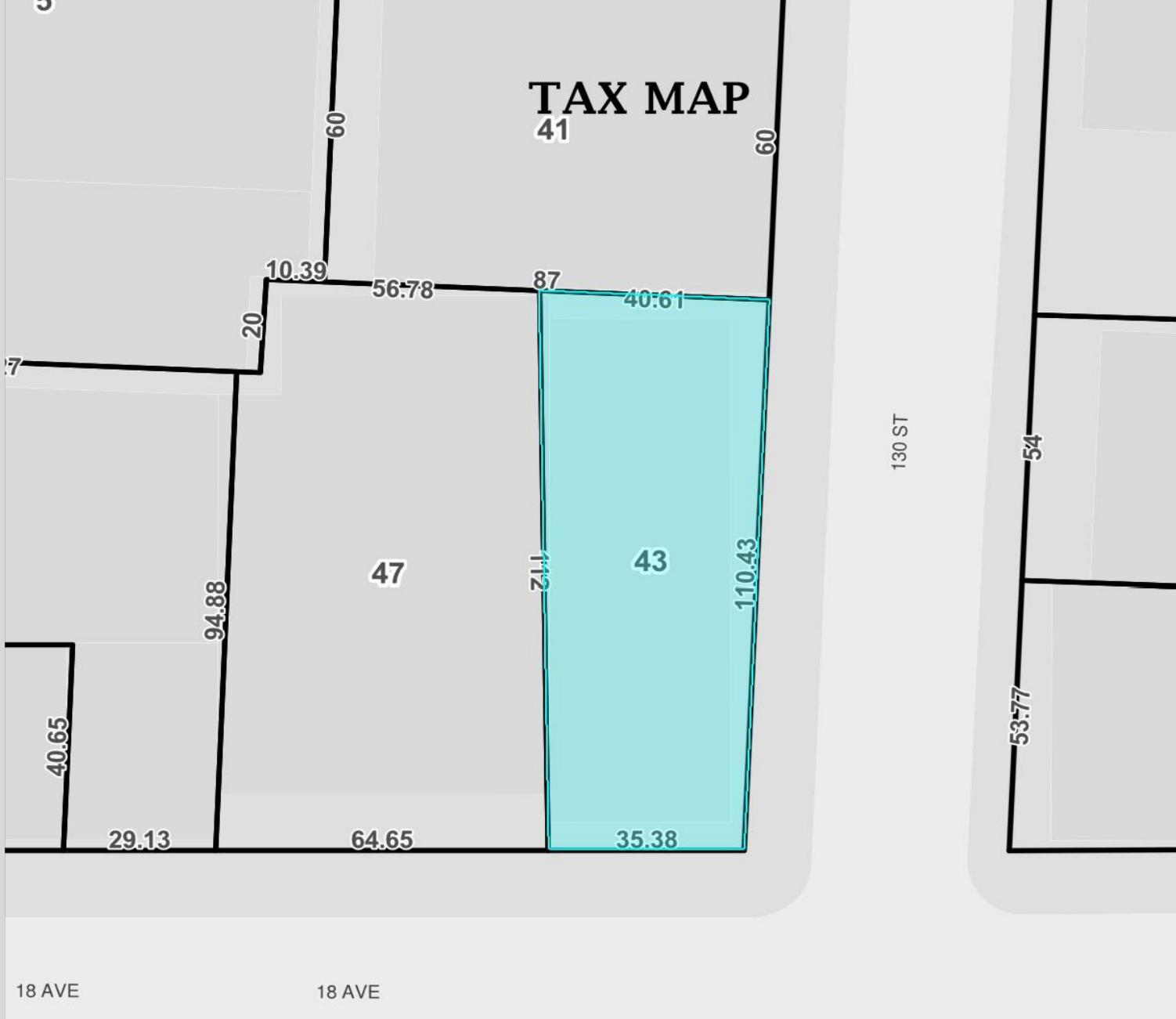
## **Solo Real Estate Corp**

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HENA@SOLOREALESTATECORP.COM

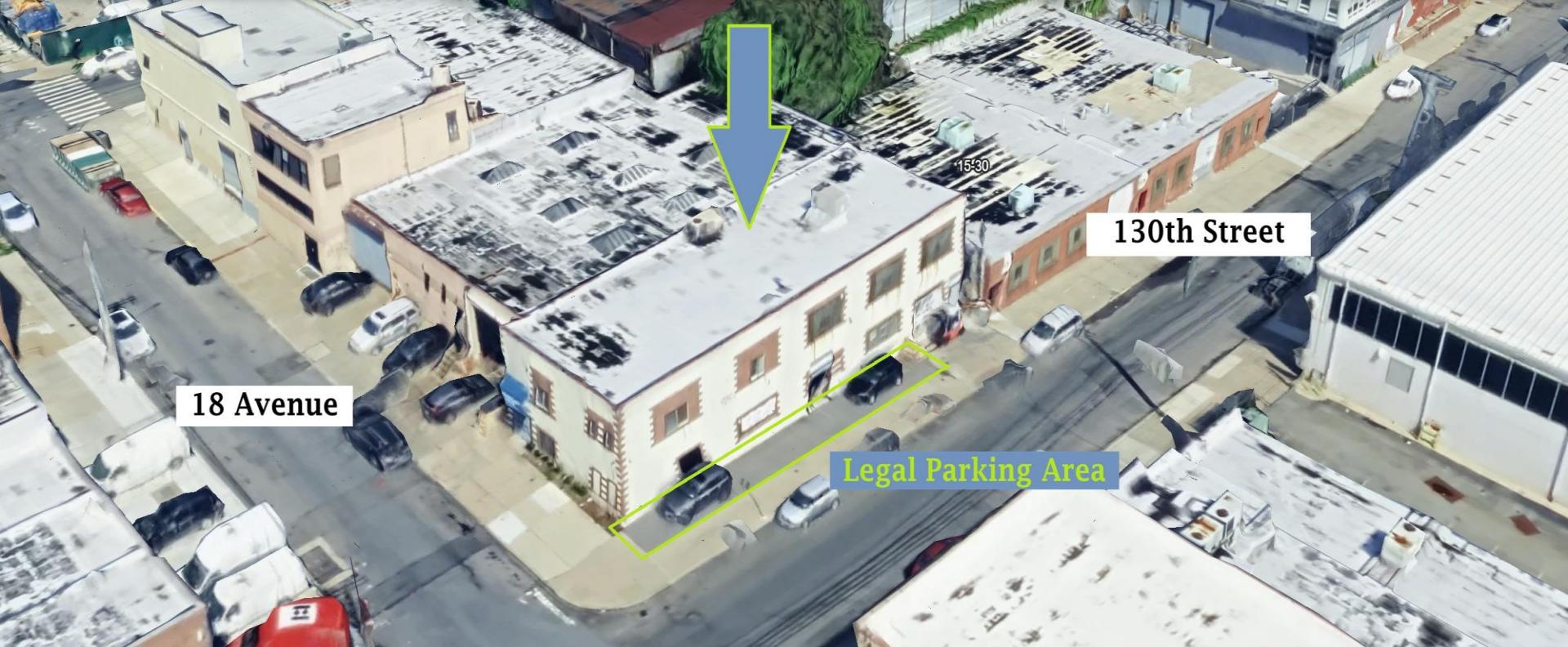
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## TAX MAP



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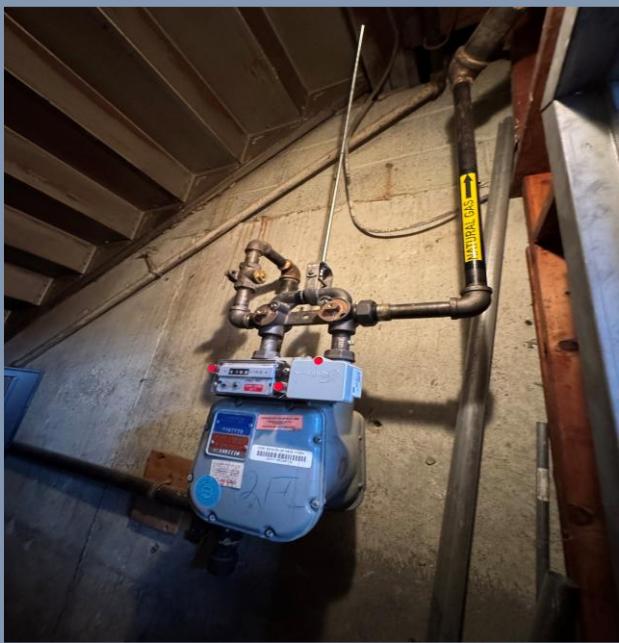


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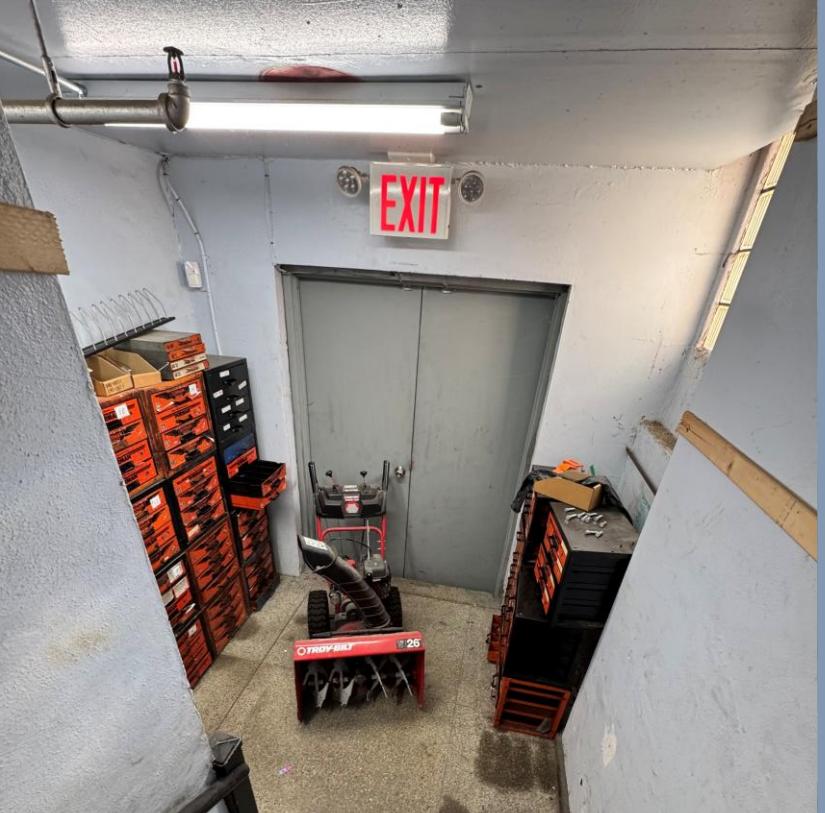
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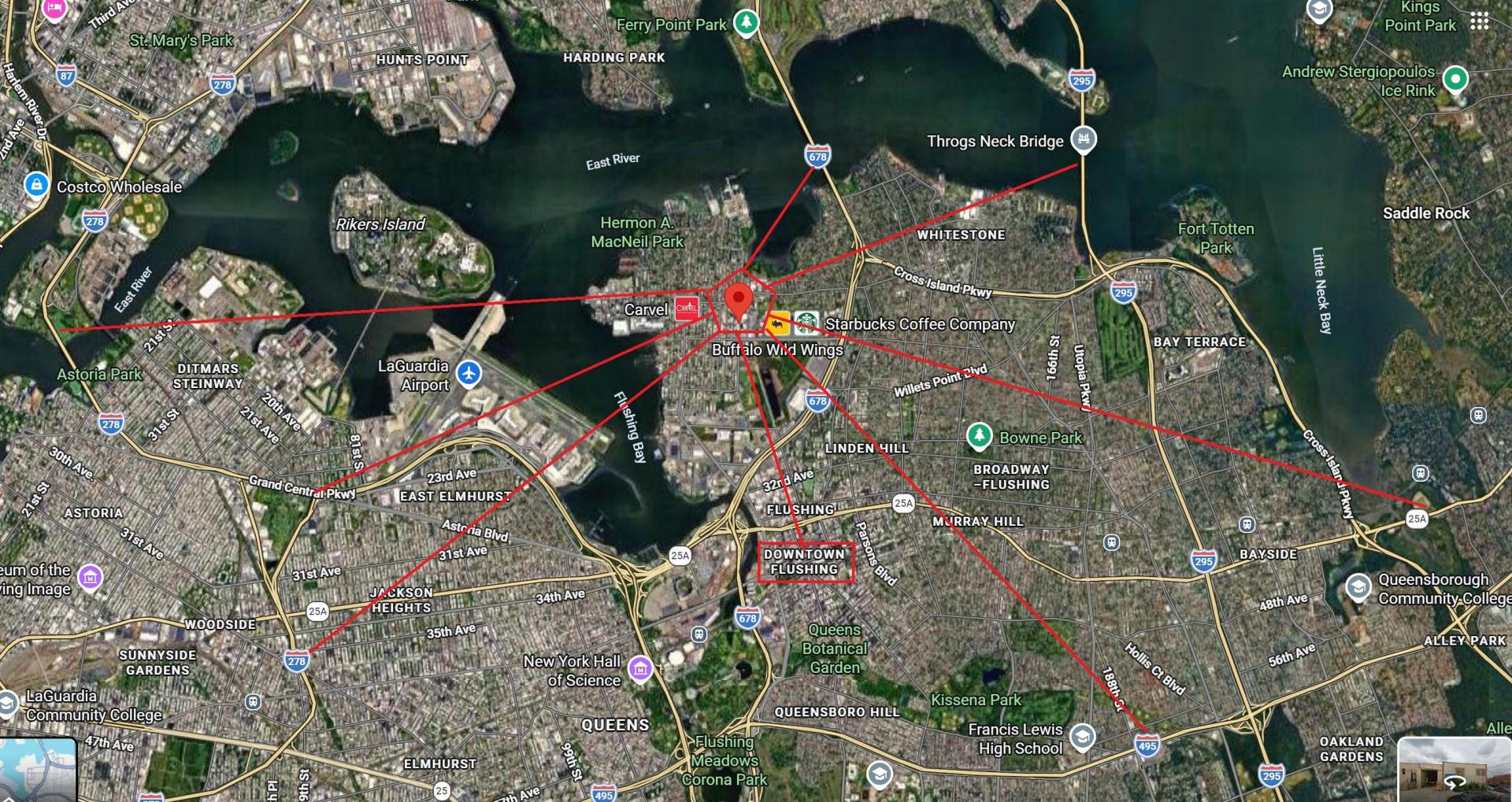


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