



FOR SALE
ASKING PRICE \$5,500,000
PRICE PER SF \$191

37-31 10TH STREET

Long Island City, NY 11101 | **Queens**

**~29K SF FLEX OFFICE
BUILDING IN DUTCH KILLS
DELIVERED VACANT
DRIVE-IN DOORS
& LOWER LEVEL PARKING**

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Six-Story Flex Office Building
in the Dutch Kills Neighborhood
of Long Island City**

#2

Delivered Vacant
Ideal opportunity for owner/user
in a thriving neighborhood.

#3

Building Features

- Lower level parking garage
- ~5K SF ground floor warehouse - 22' ceilings, (2) drive-in doors
- Offices have an open floor plan with lots of natural light and tremendous views on the upper floors.

#4

Convenient Location
Easy access to Manhattan and
surrounding neighborhoods via the
Queensboro Bridge, RFK Bridge and to
public transportation at 21st Street-
Queensbridge and Queens Plaza subway
stations (E,F,M,N,R,W,7).



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **37-31 10TH STREET, LONG ISLAND CITY, NY 11101.**

37-31 10th Street is a ~29,000 SF, six-story loft office building with ground floor warehouse space, conveniently located in Dutch Kills/Long Island City, Queens. The Property will be delivered vacant providing great flexibility and optionality to an investor or owner user. The building includes ground floor warehouse space and benefits from two drive-in doors directly accessing the warehouse space and a lower-level parking garage. Offices have an open floor plan with lots of natural light and tremendous views on the upper floors. The versatile layout of the space allows for several uses and businesses to thrive in this dynamic urban environment.

The Dutch Kills district in Long Island City has seen a transformation from its industrial roots to a mix of residential and commercial developments, but it still retains some of its industrial character. The neighborhood is conveniently located near major transportation options including the E, M, N, R, W & 7 subway lines, providing easy access to Manhattan and surrounding neighborhoods. Furthermore, its proximity to parks, restaurants, and cultural institutions makes the Property an attractive location for employees and clients alike.

For more information or to arrange a property tour, please reach out the exclusive brokers.

PROPERTY SUMMARY

THE OFFERING

Property Address	37-31 10th Street, LIC, NY 11101
Location	East side of 10th Street between 37th Avenue and 38th Avenue
Block / Lot	360 / 7

PROPERTY INFORMATION

Gross Lot SF	5,010
Lot Dimensions	50.4' x 100.11' (approx.)
Building Dimensions	50.04' x 95.5' (approx.)
Stories	6
Above Grade Gross SF	28,768 SF (approx.)
Below Grade Gross SF	4,987 SF (approx.)
Total Gross SF	33,755 SF (approx.)
Commercial Net SF	25,041 SF (approx.)
Elevator	Yes

ZONING INFORMATION

Zoning	M1-3
Street Width	50'
Street Classification	Narrow
FAR (Commercial)	5.0
Buildable SF (Commercial)	25,050 SF (approx.)
FAR (Community Facility)	5.0
Buildable SF (Community Facility)	25,050 SF (approx.)
Less Existing Structure	(25,041) SF (approx.)
Available Air Rights (Max)	9

TAX INFORMATION

Assessment (24/25)	\$1,833,750
Exemptions - ICIP (25-Yr, Infl Protect)	(\$863,415)
Tax Rate	10.59%
Annual Property Tax (24/25)	\$102,778
Tax Class	4

**37-31 10TH STREET
FOR SALE**

RETAIL MAP



37-31 10TH STREET
FOR SALE

PROPERTY PHOTOS



TYPICAL UPPER FLOOR PHOTOS



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