



**WERWAISS**  
PROPERTIES



**MODERNSPACES**  
Commercial + Investment Division

48-29 31ST PLACE, LONG ISLAND CITY, NY 11101

16,800 SQUARE FOOT WAREHOUSE WITH PARKING FOR SALE

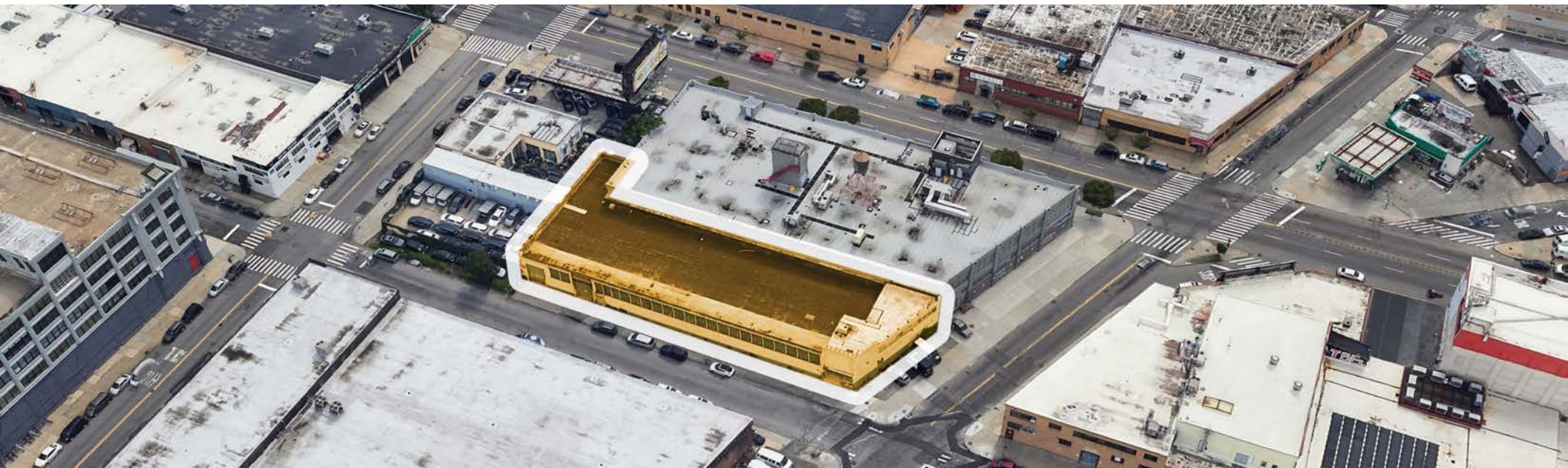
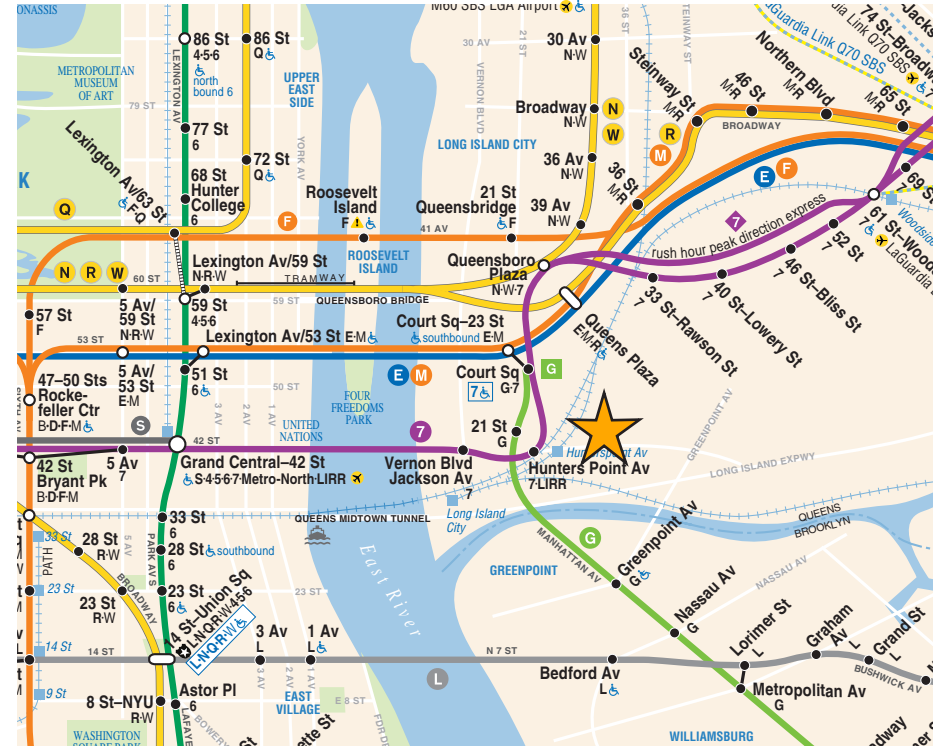


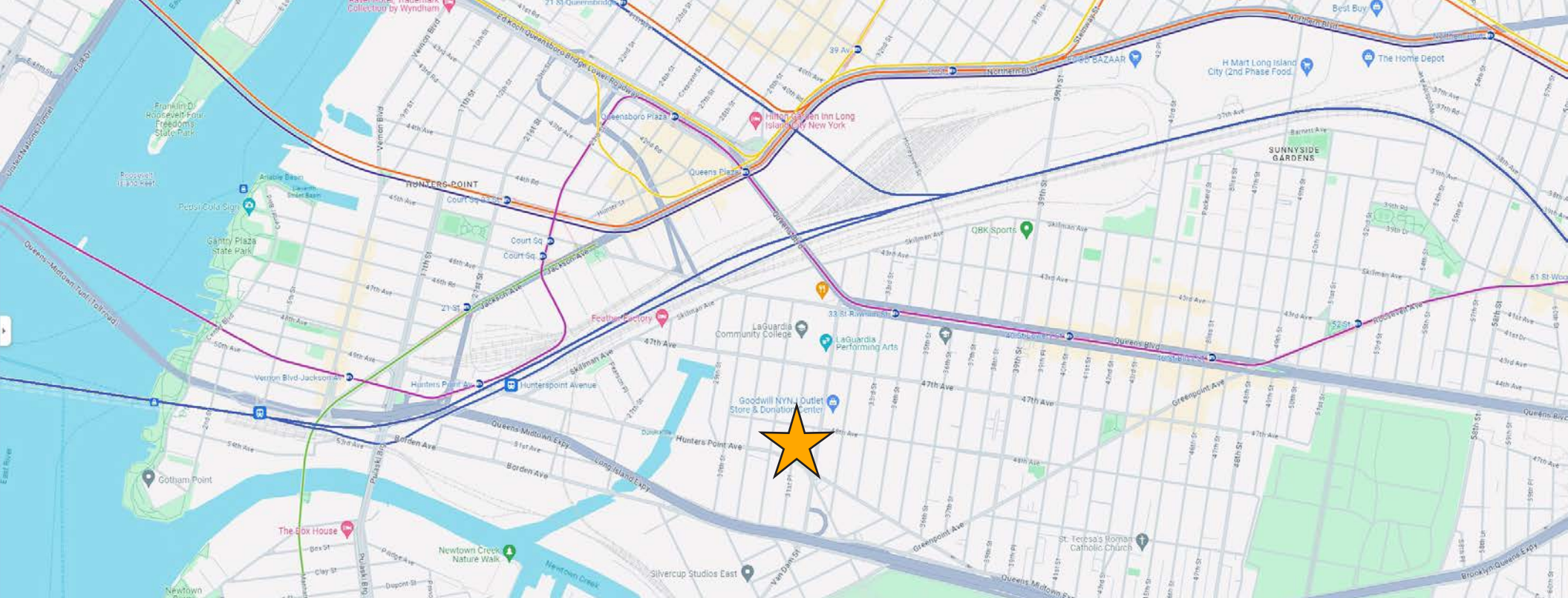
# 16,800 Sq Ft Warehouse with Parking in LIC for Sale

Asking Price: \$8,100,000

## SPACE INFORMATION

Building Address: 48-29 31st Place, L.I.C., NY 11101  
Block / Lot: 284 / 6  
Lot Dimensions / Size: 68' x 231' / 16,500 S.F. (Approx., Irreg.)  
Building Dimensions: 63' x 213' (Approx., Irreg.)  
**Building Square Feet: 16,800 (Approx.)**  
Stories: 1 + Partial 2nd Floor Office  
Rollup Gate/Loading Bays: 3 (see P.4 for details)  
Parking Spaces: 7  
Zoning: MI-5 / 5.0 F.A.R. / 82,500 B.S.F.  
Nearby Subway Lines: E, M, R, N, W, 7, G / LIRR  
Taxes ('24/'25): \$85,842.88





Modern Spaces Commercial + Investment Division has been exclusively retained to handle the disposition of 48-29 31st Place, Long Island City. This prime corner industrial property consists of **15,000 square feet of open space with ceiling heights of approximately 17 feet on the ground floor** along with a partial 2nd floor, 1,800 square foot air-conditioned office, and a small mezzanine. This fully sprinklered building also benefits from **6 outside marked parking spaces** along Hunters Point Avenue, **3 roll-up gates** (including one interior and one exterior tailboard loading dock), and 600 amps of power.

With close proximity to the Queens Midtown Tunnel, the LIE (I-495), and the BQE (I-278), and just two blocks from the 7 train subway stop at 33rd Street and Queens Boulevard, the property is well located for fast access to Manhattan and the other boroughs. Favorable M1-5 zoning with an FAR of 5.0 also allows for an **as-of-right buildable square footage of 82,500** for future commercial development. **The property will be delivered vacant** making this ideal for an Owner/User, investor, or developer who can immediately take advantage of its full potential.

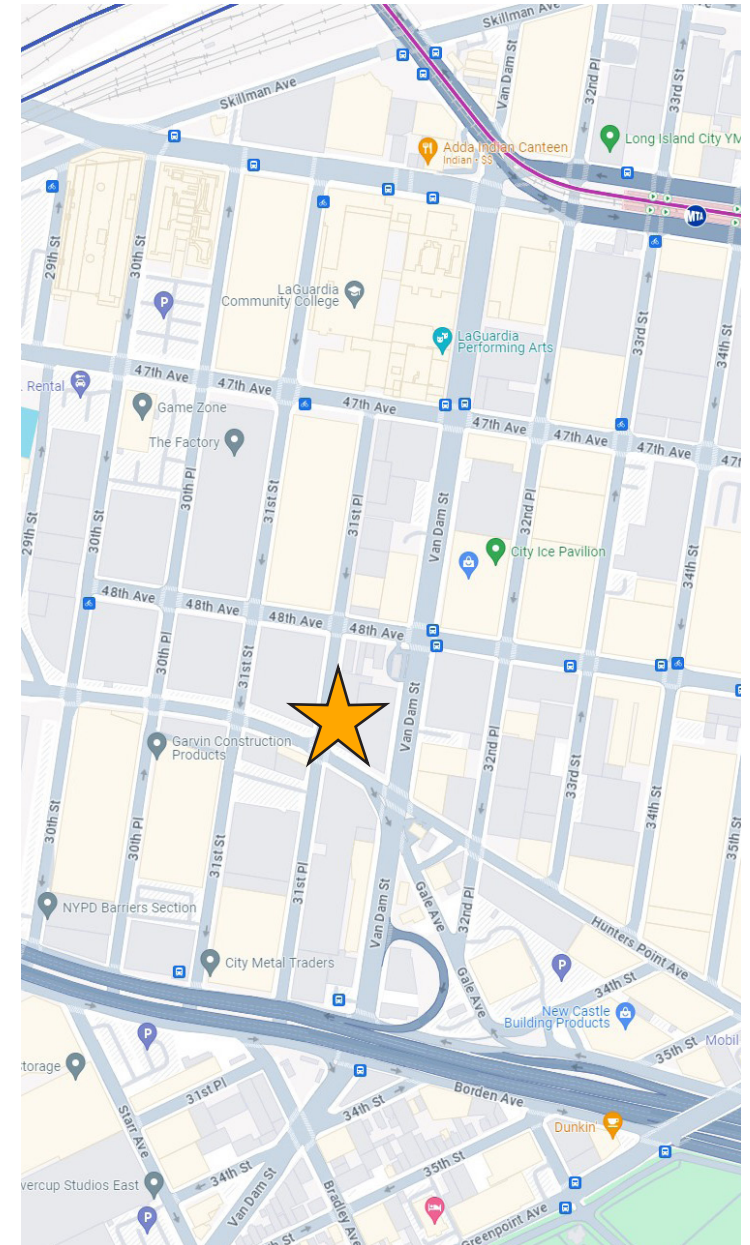


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## PROPERTY HIGHLIGHTS

- 15,000 S.F. unobstructed ground floor space
- 16' 9" Ceiling / 14' 1" to beam
- 1,800 S.F. partial 2nd floor office with air conditioning
- 6 Parking spaces
- 1 additional parking space with roll up gate & tailboard loading (Hunters Point Avenue)
- 2 drive-in roll up doors, 1 with interior loading dock (31st Place)
- Fully sprinklered
- Small 1st floor mezzanine
- 3 bathrooms
- 600 amp power
- 82,500 As-of-Right buildable square feet for future commercial development
- Tavel times: Midtown Tunnel - 9 minutes, Grand Central Parkway - 14 minutes, La Guardia Airport - 22 minutes, JFK Airport - 40 minutes
- 2 blocks from the 7 train station at 33rd Street and Queens Boulevard
- Delivered vacant

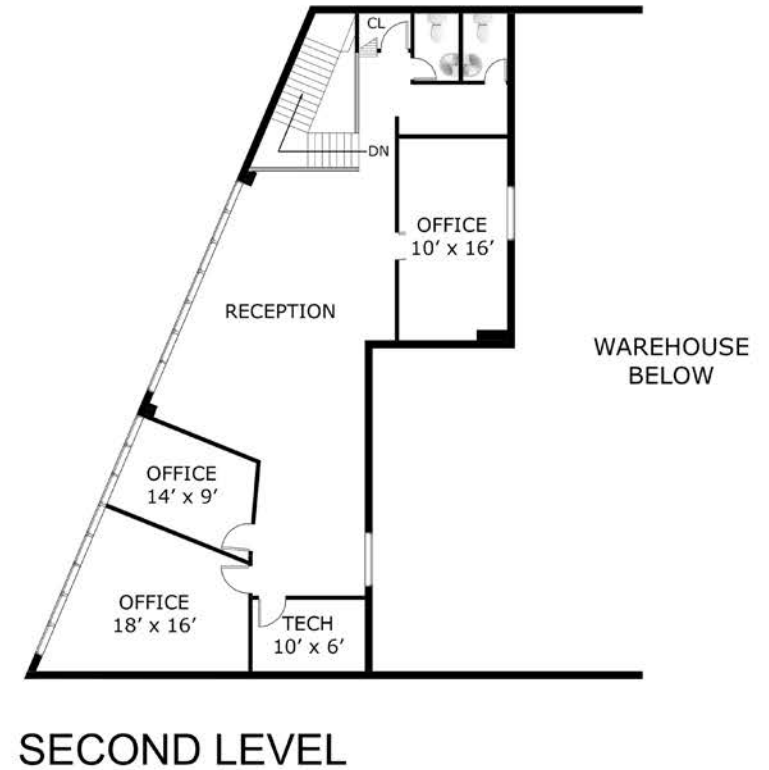
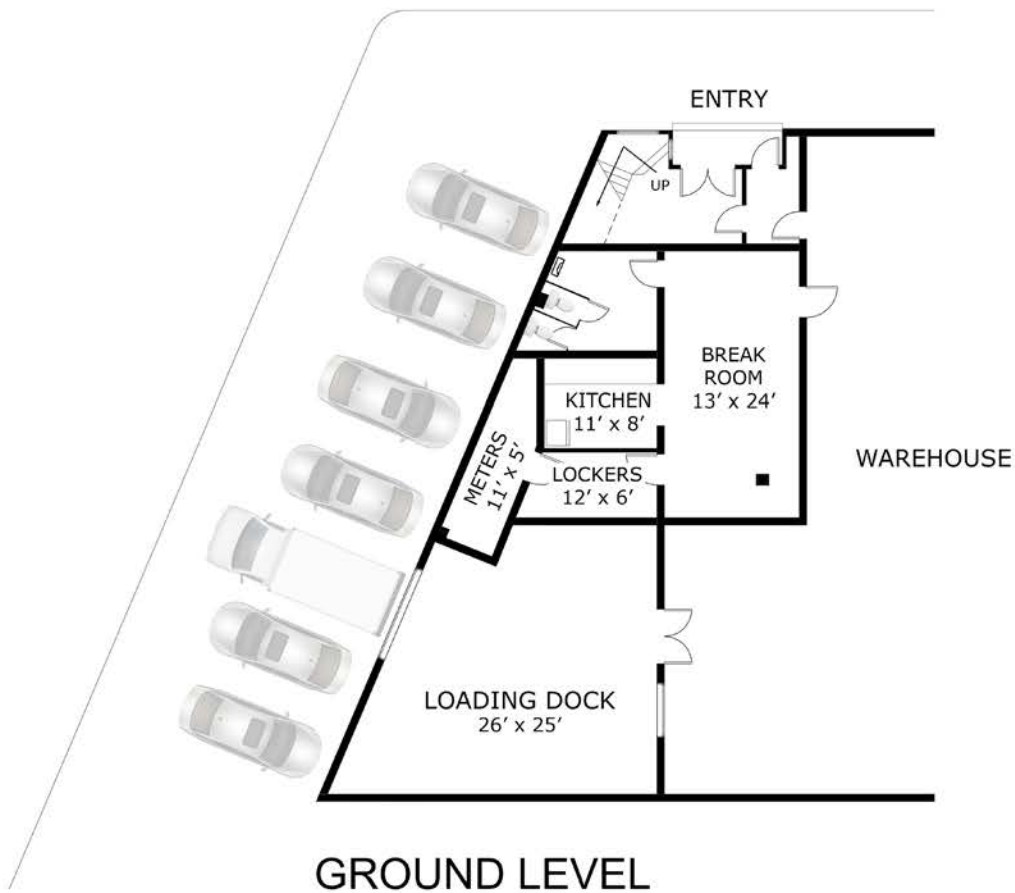




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## FLOOR PLANS

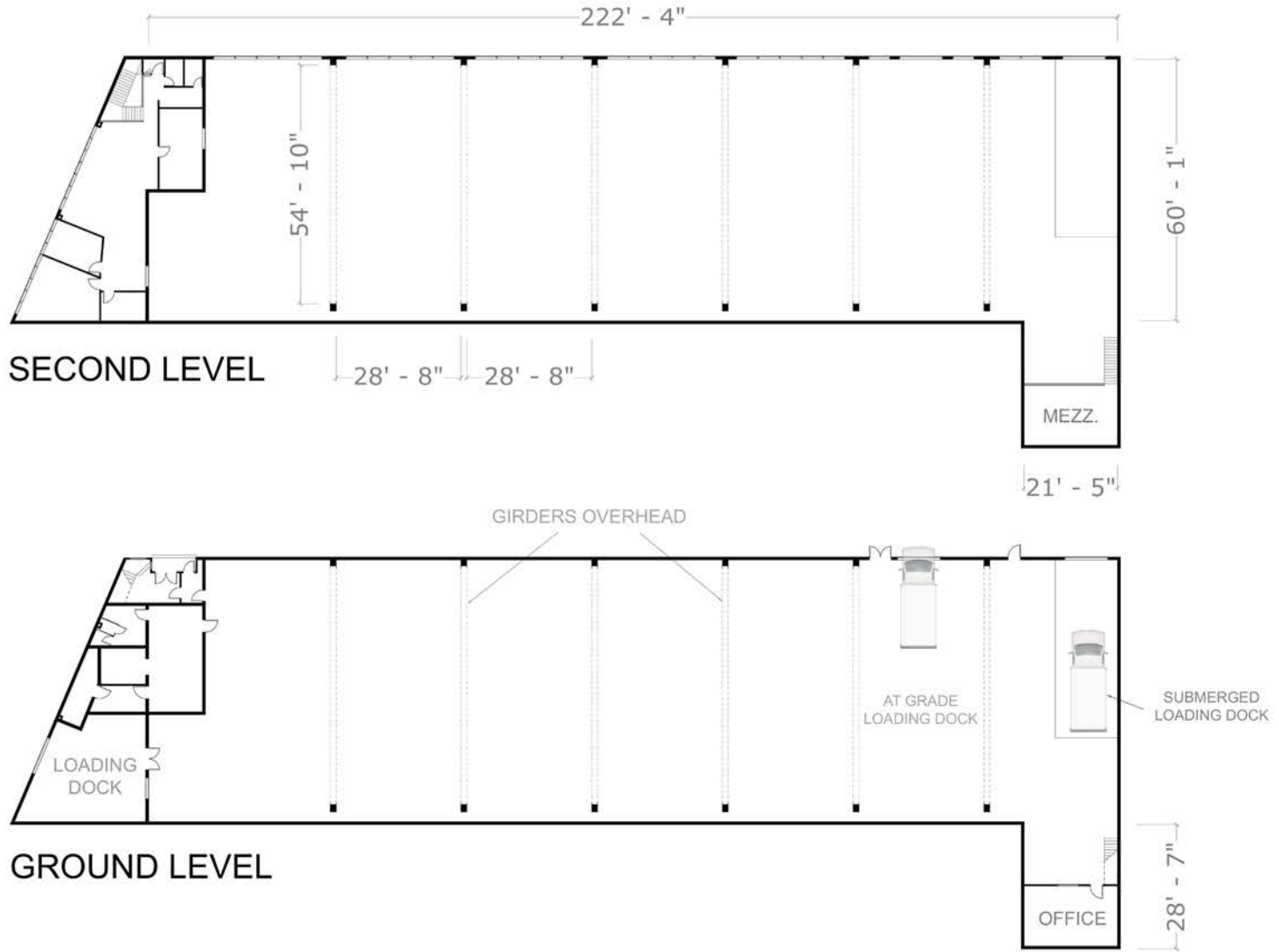




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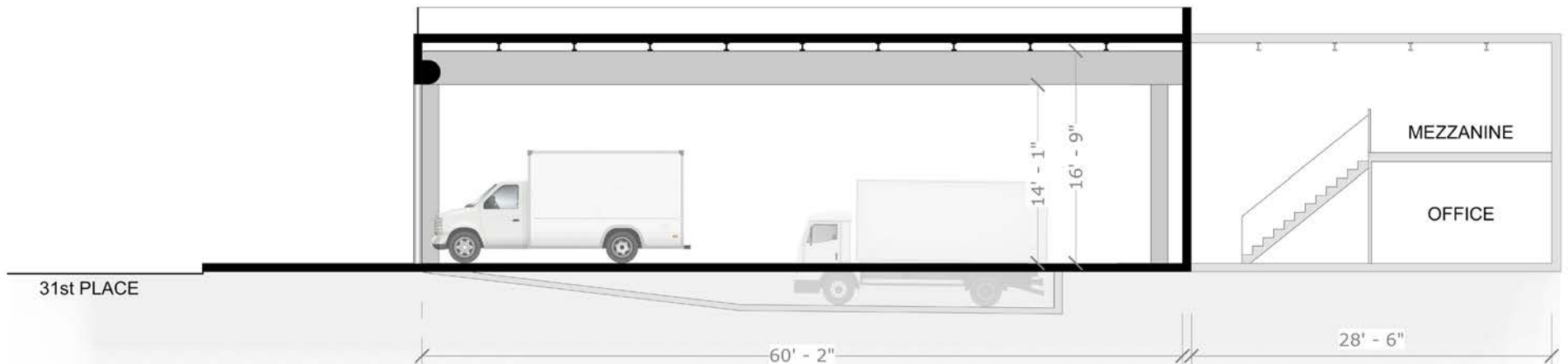




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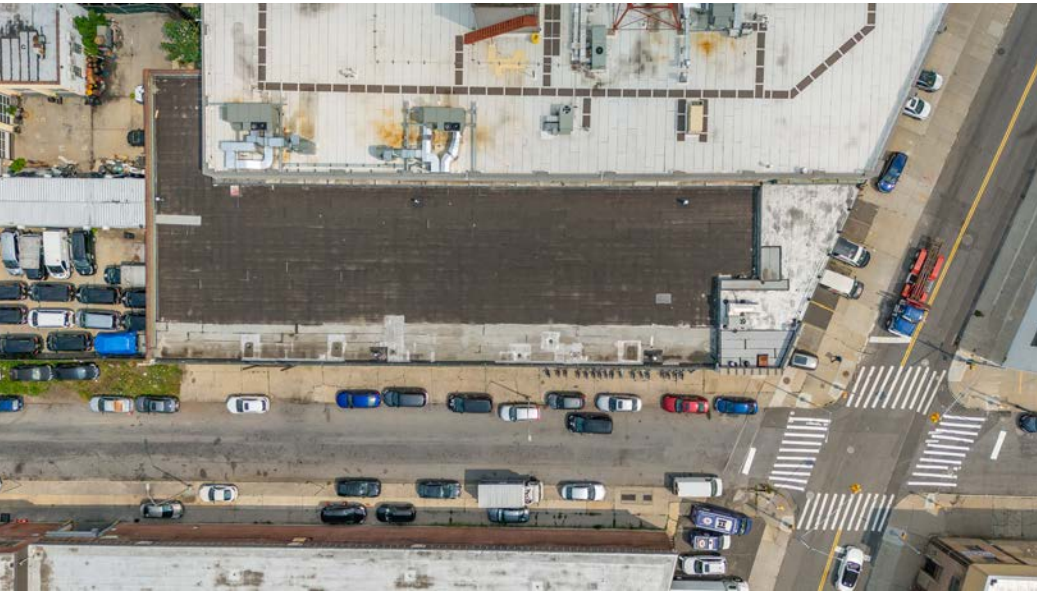
## FLOOR PLANS



SECTION



16,800 Sq Ft Warehouse with Parking in LIC for Sale  
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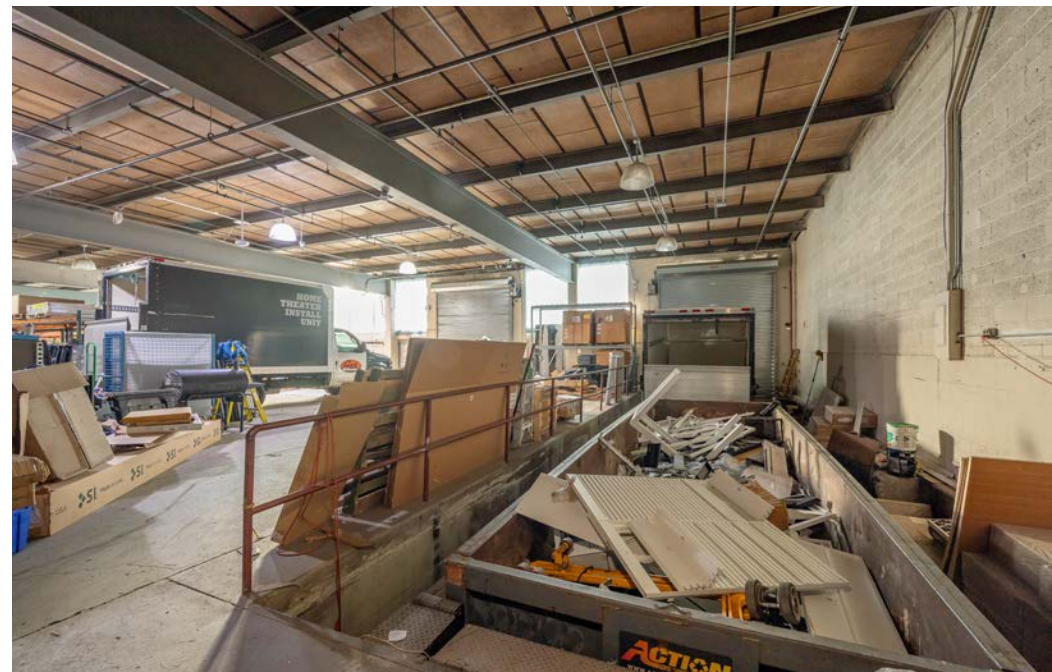
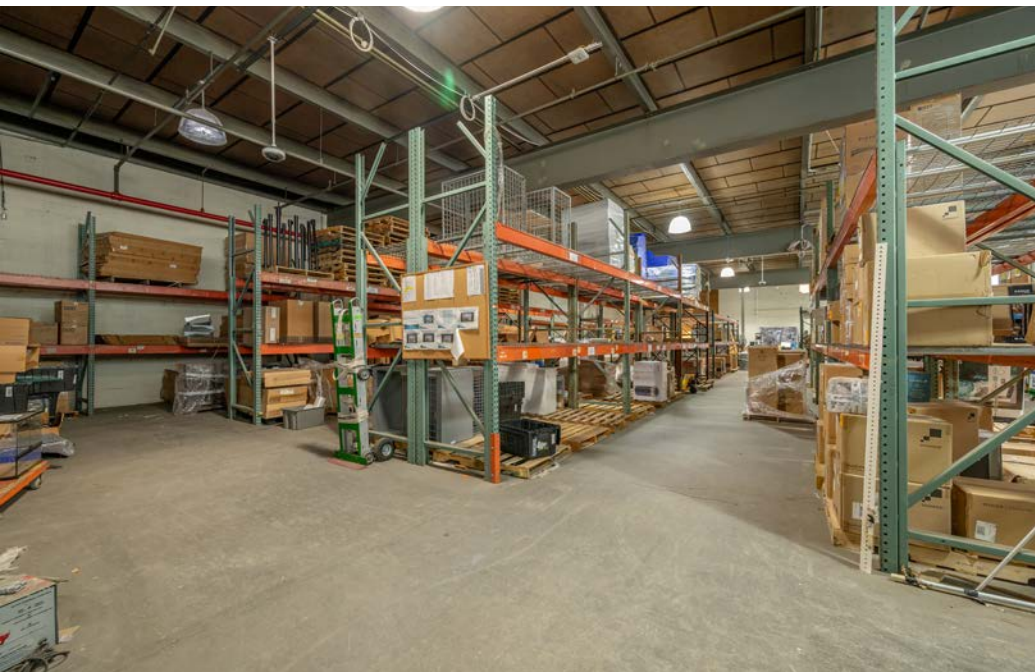
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# 48-29 31ST PLACE, LONG ISLAND CITY, NY 11101

## 16,800 SQUARE FOOT WAREHOUSE WITH PARKING FOR SALE



EVAN J. DANIEL

Executive Vice President

516-508-8189

Evan@ModernSpacesNYC.com



EDWARD DITOMASSO

Sales Team Manager

347-276-9593

Edward@ModernSpacesNYC.com

[EVANDANIELRE.COM](http://EVANDANIELRE.COM)

**MODERN SPACES HQ**  
10-27 46TH AVENUE  
LONG ISLAND CITY

**MODERN SPACES VERNON**  
47-42 VERNON BOULEVARD  
LONG ISLAND CITY

**MODERN SPACES DITMARS**  
29-20 23RD AVENUE  
ASTORIA

**MODERN SPACES NEW JERSEY**  
295 NEWARK AVENUE  
JERSEY CITY

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.