



# 61-12 32nd Ave Woodside NY 11377

- **Sq. Ft 12,500**
- **Building Sq.Ft. 10,925**
- **Sale Type Owner-User Opportunity or Industrial Investors**
- **Loading Roll-up Door with 18FT Interior Loading Dock**
- **Zoning M1-1**
- **One-Story Flex Building with Outside Parking**
- **Ceiling Warehouse Ceiling height 14FT**
- **Price \$5,350,000**



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## PROPERTY FACTS

### Sale Type

Investment or Owner User

**Tenancy** Single

**Property Type** Flex

**Parking Ratio**

0.18/1,000 SF

**Property Subtype**

Light Distribution

**Clear Ceiling Height** 14

FT

**Building Class** C

**No. Dock-High Doors** 1

**Lot Size** 0.29 AC

**No. Drive In Doors** 1

**Rentable Building Area**

10,925 SF

**Opportunity Zone**

No

## CHOOSING THE RIGHT SPACE

61-12 32nd avenue already comes with heating systems and AC units in the office half. There is a sprinkler system installed and a boiler. The warehouse has a gas heater as well as a large storage space and a loading bay estimated at 14 ft. The location is 0.5 miles away from the E, M, and R subway lines and the Woodside LIRR. Moreover, it is one block away from Brooklyn Queens Expressway as well as 1.3 miles from the Grand Central Parkway.



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# M1-1 ZONING

M1-1 Zoning usually mean that all industrial purposes are allowed in the M1-1 zoning if they meet the stringent M1 which consists of limitation of noise, vibration, smoke, odor, and other effects of industrial uses list in Use Groups 17 and 18. Hotel and most retail uses are typically permitted. Certain community facilities are allowed in M1 districts only by special permit.

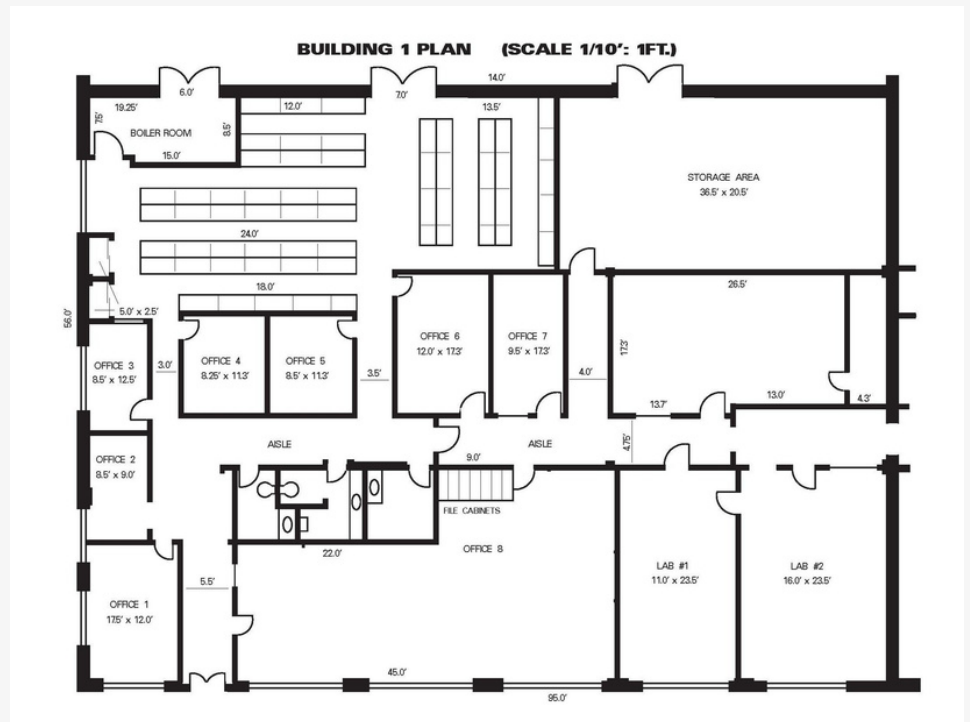
A special permit is a discretionary action by the City Planning Commission (CPC), subject to ULURP review, or the Board of Standards and Appeals (BSA), which may modify use, bulk or parking regulations if certain conditions and findings specified in the Zoning Resolution are met.

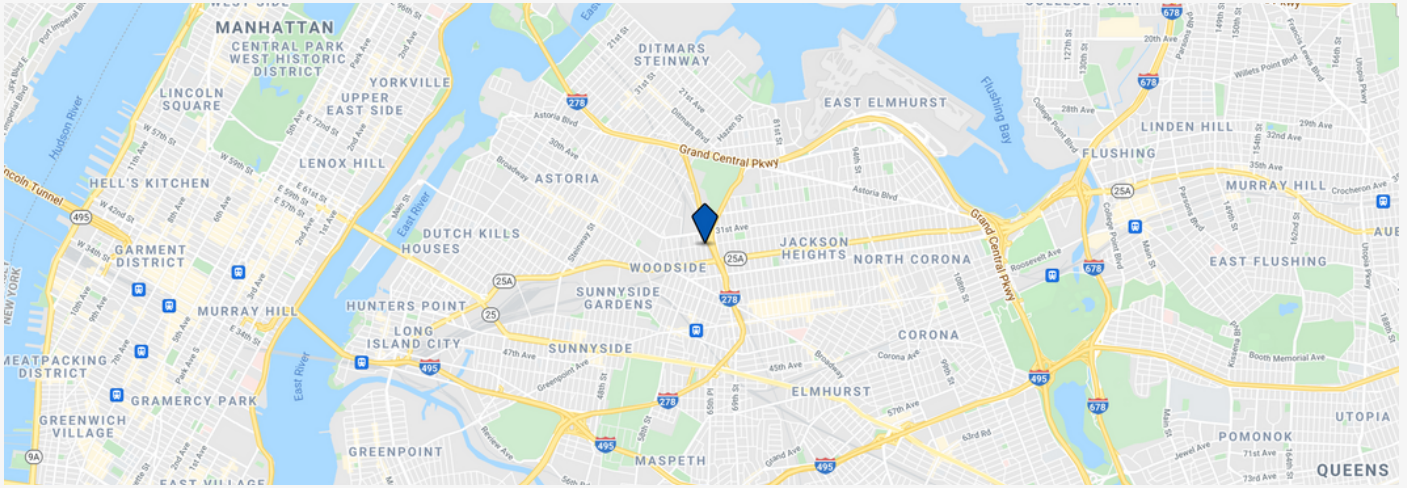
Applications for special permits under CPC jurisdiction generally concern use or bulk modifications with potential for greater land use impacts than those reviewed by the BSA. Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. dimensions differ according to district, size and type of use.





# FLOOR PLAN





## The Neighborhood

Woodside NY 11377 neighborhood surrounds with schools, houses of worship, car dealers, garages, grocery stores and households. It is a perfect location for both commercial and residential purposes. It is only 30 minutes drive to Manhattan. There are several subway lines, which are 7, M, R that allows Woodside 11377 to access every areas of New York City.

### TRANSPORTATION

#### TRANSIT/SUBWAY

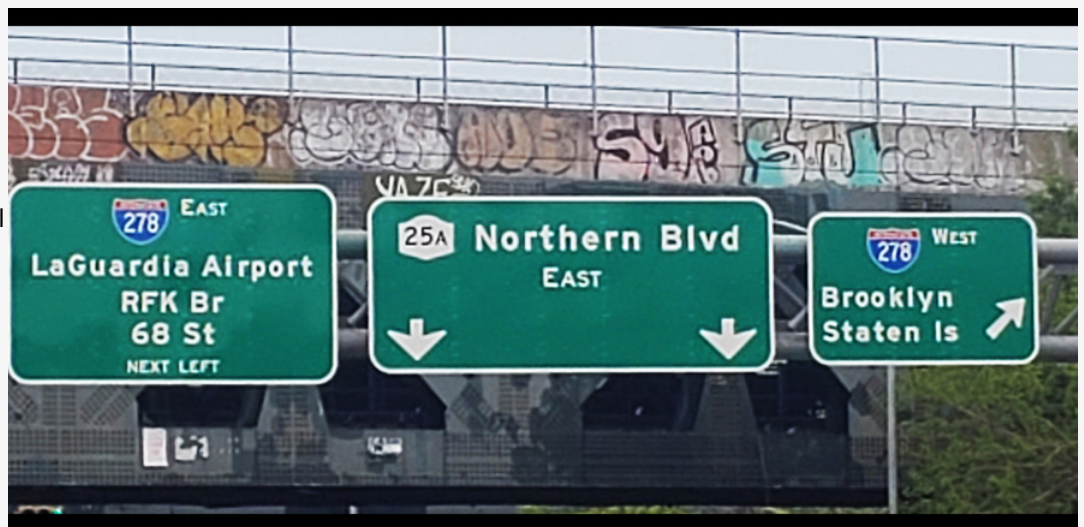
Northern Boulevard Transit Stop		10 min walk	0.5 mi
65 Street Transit Stop		11 min walk	0.5 mi
69 Street Transit Stop		15 min walk	0.8 mi
46 Street Transit Stop		15 min walk	0.8 mi
Woodside-61 Street Transit Stop		16 min walk	0.8 mi

#### COMMUTER RAIL

Woodside Station Commuter Rail (Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Port Washington Branch, Far Rockaway Branch, Babylon Branch)		15 min walk	0.8 mi
Hunterspoint Avenue Station Commuter Rail (Oyster Bay Branch, Hempstead Branch)		8 min drive	3.1 mi

## AIRPORT

La Guardia Airport	5 min drive	2.4 mi
John F. Kennedy International Airport	18 min drive	13.5 mi
Newark Liberty International Airport	39 min drive	20.8 mi



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# USE CASES

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## **Flexible Property with Multiple Uses**

For an eCommerce business, the property can be renovated to allow more space for warehouse and packaging and also allow some space for call center office or backend business operation.

In a manufacturer's case, the 61-12 32nd Avenue property is ready to renovate to shrink office space to allow extra space for machinery. The property currently has a mix of warehouse and production so that is certainly possible to turn the entire area to be a production

Schedule your visit  
today!

Call  
917-322-9287 to  
schedule a time  
to see the  
property



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