

FOR LEASE



130-19 180TH STREET, JAMAICA, NY 11434 | INDUSTRIAL BUILDING & YARD



8,525 SF

Industrial Building



2,655 SF

Fenced Yard / Parking



15' Clear

Ceiling Height



2 Drive-Ins

Grade-Level Doors



400 Amps

Heavy Power



Excellent Condition

Move-In Ready



M1-1 Zoning

Light Industrial Uses

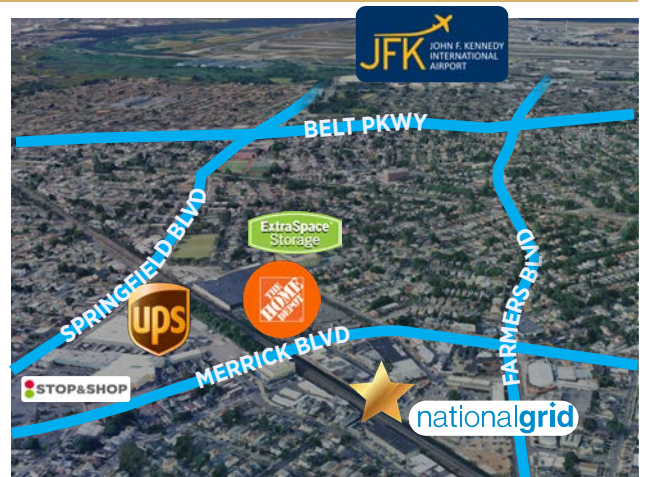


Highway Access

Cross Island Pkwy, Belt Pkwy & Van Wyck Expy

Positioned in Southeast Queens' premier service corridor, 130-19 180th Street offers a rare freestanding industrial facility with secure yard/parking and immediate access to Merrick Boulevard, Conduit Avenue, the Belt Parkway, Van Wyck Expressway, and JFK Airport.

The property is built for contractors, last-mile distributors, fleet operators, and airport-support users that rely on fast dispatch across Queens, Brooklyn, Nassau, and the JFK cargo market. Surrounded by a deep base of trade, service, and transportation labor, the site delivers the functionality, security, and location control that are increasingly difficult to find in this tight industrial submarket.



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SPACE BREAKDOWN

 GROUND FLOOR WAREHOUSE	±6,855 SF
 MEZZANINE OFFICE	±849 SF
 CONCOURSE SUPPORT AREA	±821 SF
 FENCED YARD, STORAGE, OR PARKING	±2,655 SF
TOTAL PREMISES	12,029 SF

Floor areas per measured plan; all figures approximate.

- Fully Renovated Warehouse & Office — Move-In Ready
- Open Floor Plan with Minimal Columns
- Direct Drive-In Loading — 2 Grade-Level Doors
- Rear Warehouse Gate Opens Directly to Private Yard
- Fully Secured Yard, Well-Lit With Drainage
- High-Security Fencing & Gates on Dead-End Street
- 4 Modine Gas Units in Warehouse; Central HVAC in Office
- Outdoor Storage & Fleet Parking Permitted (M1-1)

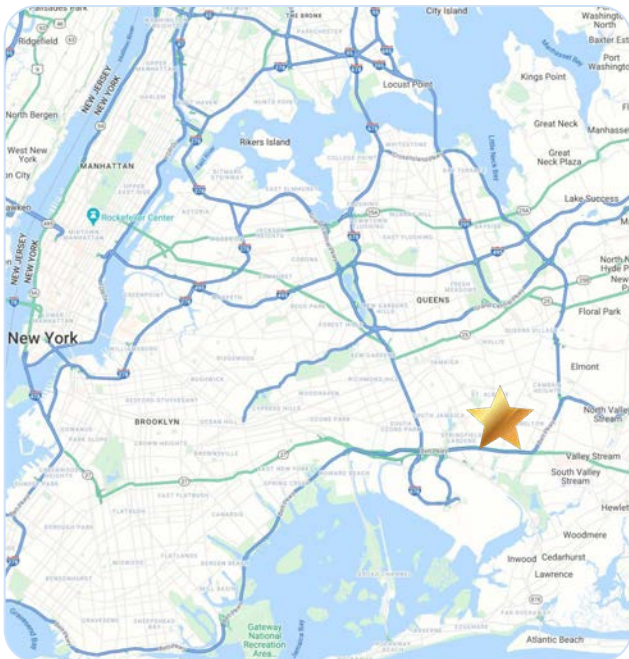
M1-1 SUPPORTED USES

CONTRACTOR	WAREHOUSE
WHOLESALE	LIGHT MANUFACTURING
SHOWROOM	DISTRIBUTION
REPAIR / SERVICE	FLEET PARKING
LAST-MILE DELIVERY	MOVING & STORAGE
VEHICLE SALES	EQUIPMENT RENTAL
CATERING / COMMISSARY	OFFICE
LABORATORY / R&D	BUILDING MATERIALS
FOOD PRODUCTION	EV CHARGING
STUDIO / PRODUCTION	AUTO REPAIR

DRIVE TIMES & DEMOGRAPHICS



RADIUS	POPULATION	HOUSEHOLDS	TRANSPORT WORKERS	AVG HH INCOME
1 MILE	58,771	19,967	11,285	\$108,283
3 MILES	440,614	132,158	82,362	\$113,636
5 MILES	1,039,051	328,530	177,786	\$121,732



REACH OVER
14 MILLION

CONSUMERS WITHIN A ONE-HOUR DRIVE TIME

DRIVE DISTANCES

MERRICK BOULEVARD	0.1 MILES
CONDUIT AVENUE	1.3 MILES
BELT PARKWAY	1.6 MILES
DOWNTOWN JAMAICA / LIRR	2.4 MILES
JFK AIRPORT	2.6 MILES
VAN WYCK EXPY (I-678)	2.8 MILES
CROSS ISLAND PARKWAY	2.9 MILES
GRAND CENTRAL PARKWAY	4.6 MILES
LONG ISLAND EXPY (I-495)	6.0 MILES
MIDTOWN MANHATTAN	15.0 MILES

THE LOCATION

One block off Merrick Boulevard at the Springfield Boulevard junction, 130-19 180th Street sits within Southeast Queens' busiest service corridor, near Home Depot, National Grid's Queens Service Center, and the Merrick Boulevard retail spine. With Conduit Avenue, the Belt Parkway, and the Van Wyck Expressway minutes away, users can reach JFK's cargo campus in roughly 10 minutes and serve Queens, Brooklyn, and Nassau from one controlled dispatch point.

NEARBY NATIONAL & REGIONAL OCCUPIERS



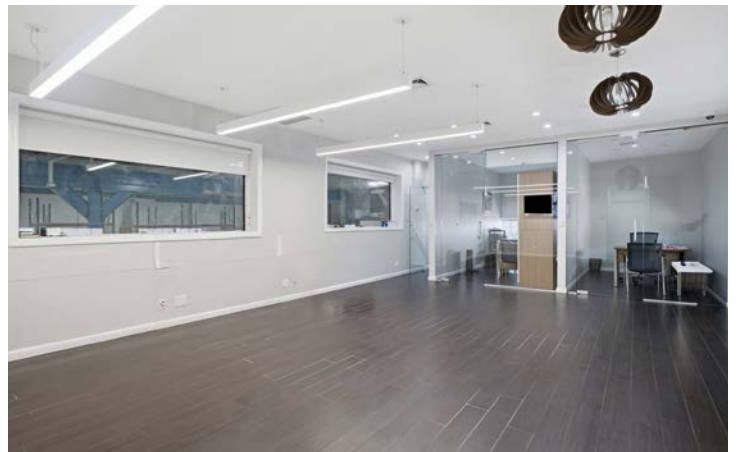
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