

162-20 77th Rd | Warehouse Fresh Meadows

11,000 SF | Flex Building | Flushing, NY 11366 | \$5,340,000 (\$485.45/SF) | 7.64% Cap Rate



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This beautifully renovated 11,000 sq. ft. flex building in the heart of Flushing is a rare opportunity for owner-users, investors, or developers seeking a fully turn-key asset. The property is now fully vacant and offers exceptional versatility across two floors of warehouse and office space.

With over \$1,000,000 in recent upgrades, this building has been modernized to a high standard. Improvements include epoxy flooring, skylights, high-efficiency LED lighting, updated HVAC systems, modern interiors, electronic access control, CCTV surveillance, rooftop HVAC units, a hydronic snow-melt system, and a fully landscaped exterior with irrigation. Every detail has been thoughtfully designed for long-term functionality, comfort, and efficiency.

Inside, you'll find multiple office suites, renovated kitchens and bathrooms, gym space, sauna, and large warehouse areas ideal for various commercial uses. The property also offers drive-through access from 77th Rd to 78th Ave, a rare advantage in this area.

This is a fully turn-key commercial property offering both polished office environments and functional warehouse space. Whether you intend to occupy, lease, or redevelop, the property delivers flexibility and strong long-term potential.

Located just off Union Turnpike—steps from public transportation and minutes from the Grand Central Parkway and Van Wyck Expressway—this site offers both convenience and excellent visibility. The surrounding area features restaurants, retail, coffee shops, and dense residential neighborhoods that support walk-in traffic and workforce access.

Space Breakdown

Total: 11,000 sq. ft.

First Floor: 6,000 sq. ft.

Approx. 4,500 sq. ft. warehouse

Approx. 1,500 sq. ft. office

Second Floor: 5,000 sq. ft.

Approx. 4,500 sq. ft. office

Approx. 500 sq. ft. warehouse

Lot Size: 60x100

Zoning: R3-2, c2-2

This property is truly best appreciated in person. Schedule your appointment today to experience the scale, quality, and possibilities this space offers.

FINANCIAL SUMMARY

Annual Income		
Category	Amount	Per SF
Gross Rental Income	\$408,000	\$37.09
Total Gross Income	\$408,000	\$37.09
Operating Expenses		
Expense Category	Amount	Per SF
Real Estate Taxes	\$87,034	\$7.91
Insurance	\$7,500	\$0.68
Other Expenses	\$3,500	\$0.32
Utilities	Tenant Paid	Tenant Paid
Total Operating Expenses	\$98,034	\$8.91
Net Operating Income (NOI)	\$309,966	\$28.18

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Gina Taylor

Licensed Real Estate Salesperson
Gina.Taylor@corcoran.com

914-912-0902

