

Michelle Han

201.704.8831

michelle@runipex.com

2 Main St, Unit F, Edgewater, NJ 07020

LONG ISLAND CITY WAREHOUSE

38-65 12th St, Queens, NY 11101

PROPERTY INFORMATION

PROPERTY OVERVIEW

Manhattan is the central city of New York City and home to many businesses. Business owners have trouble securing enough warehouse space in Manhattan due to high real estate prices and limited space. Therefore, a warehouse site near Manhattan is considered a viable alternative.

THE LONG ISLAND CITY warehouse site is located nearby, providing convenient accessibility. These areas generally have good transport links, fast connections within and outside the city, and are suitable for logistics and distribution activities.

The LONG ISLAND CITY area may be an area with potential economic development. Due to local development and redevelopment projects, many investors are positively considering investing in the area.

ADDRESS AND LEGAL ID

Address	38-65 12 STREET
Neighborhood	Long Island City
Zip Code	11101
Block and Lot	472-630

BUILDING INFO

Building class	E1
Building Description	Warehouses: Fire proof
Buildings	1
Floors	2
Building Demensions	55 *100
Year Built	1940
NYC Square Footage	8500
Calc Square Footage	11000
1st Fl	5500 SF + Parking 2000SF
2nd Fl	3000 SF
Basement	None

LOT INFORMATION

Lot Dimensions	75*100
Acres	0.17
Lot Area	7500
Floors	Inside

PRICE and Rent Roll

Asking	\$5.3M
TENANT 1/ Rent	17000 *12 =204,000

EXPENSE

Tax	\$33,636
Insurance	\$9,191.57
Water & Sewer	Tenant Pays
Electricity	Tenant Pays
Maintenance	Tenant Pays

2022 Taxes and Assessment

Tax	\$33636
Rate	10755
Assessed Value	312750
Land Value	168300

ZONING AND FAR

M1-3	Light Manufacturing
Actual FAR	1.13
Max Res. FAR	0
Max. Comm. FAR	5
Max Comm. Sqft	37500
Buildable Comm. Sqft	29000

Michelle Han

201.704.8831

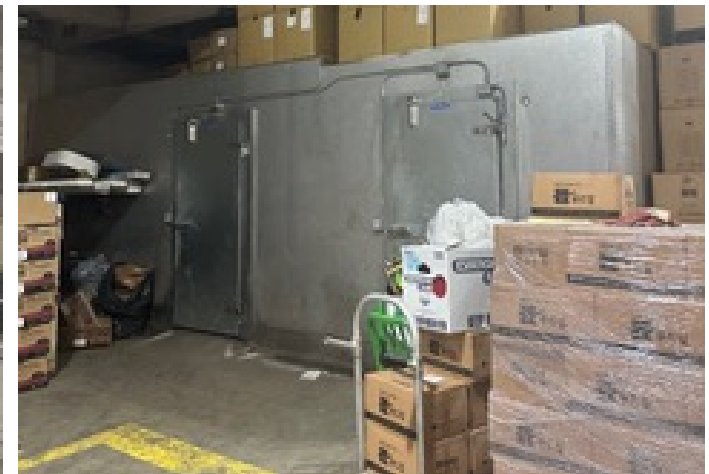
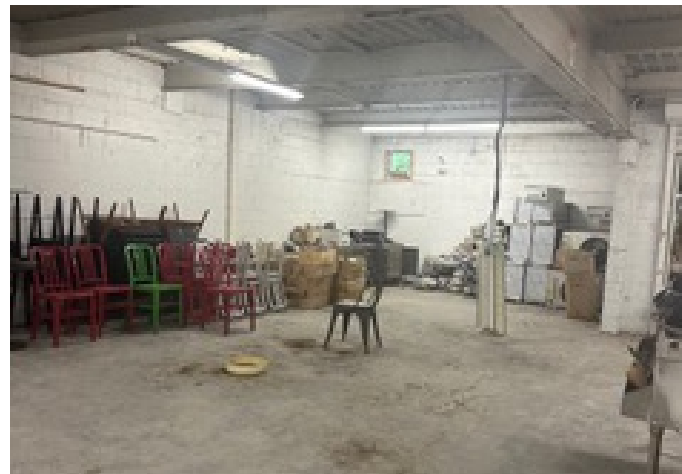
michelle@runipex.com

2 Main St, Unit F, Edgewater, NJ 07020

LONG ISLAND CITY WAREHOUSE

38-65 12th St, Queens, NY 11101

PROPERTY INFORMATION PROPERTY OVERVIEW INTERIOR & EXTERIOR



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by or principals, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections prepared concerning future events that may or may not occur. Such estimates and forecasts reflect various assumptions concerning anticipated results. While these assumptions are reasonable, there can be no assurance that these estimates and forecasts will prove correct; therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate. This is an IPEX LLC. & Sotheby International Realty Exclusive.

LONG ISLAND CITY WAREHOUSE

38-65 12th St, Queens, NY 11101

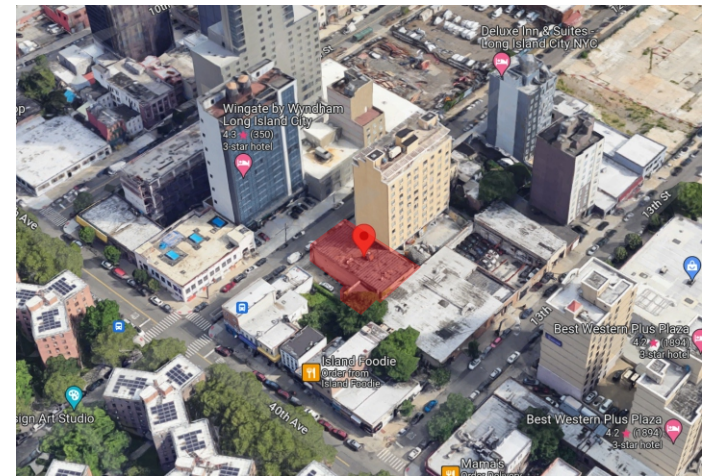
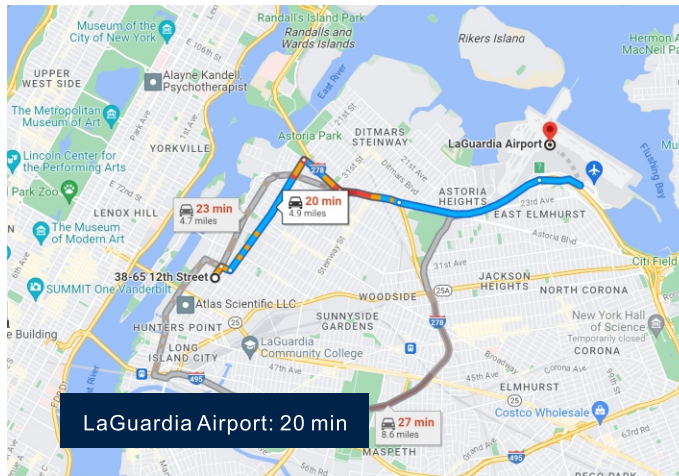
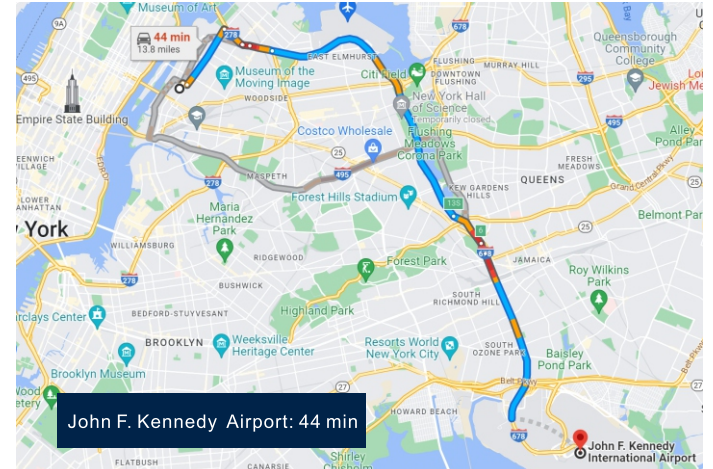
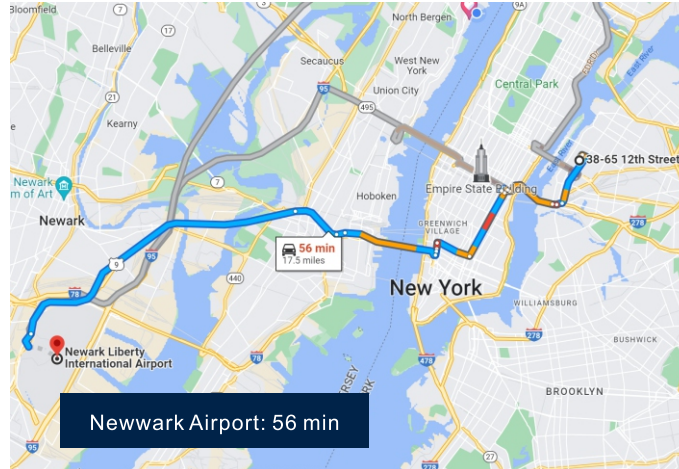
Michelle Han

201.704.8831

michelle@runipex.com

2 Main St, Unit F, Edgewater, NJ 07020

PROPERTY INFORMATION AREA OVERVIEW MAPPING



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by or principals, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections prepared concerning future events that may or may not occur. Such estimates and forecasts reflect various assumptions concerning anticipated results. While these assumptions are reasonable, there can be no assurance that these estimates and forecasts will prove correct; therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate. This is an IPEX LLC. & Sotheby International Realty Exclusive.