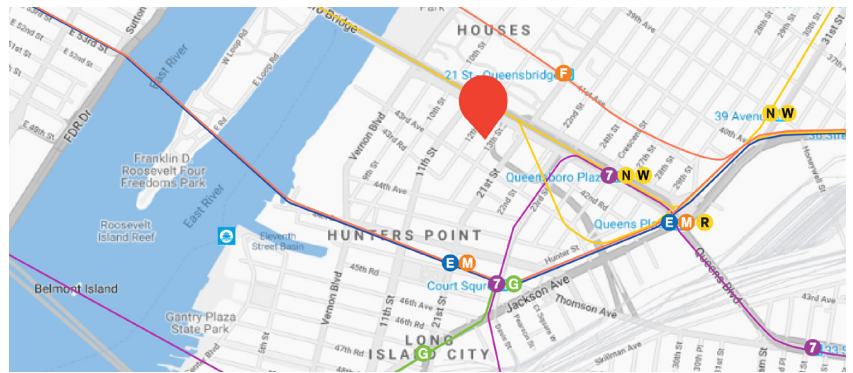
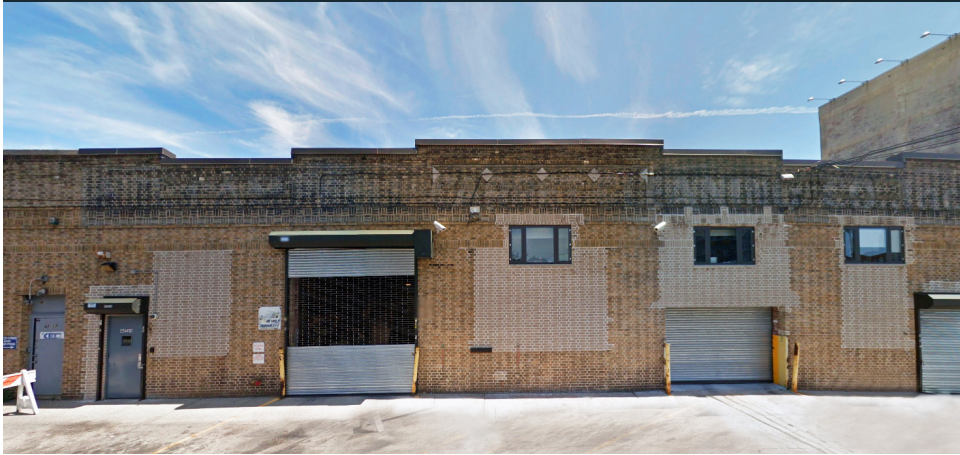


PRIME BLOCK THROUGH 20,000 SF WAREHOUSE FOR SALE

42-23 12TH STREET, LONG ISLAND CITY, NY 11101



ADDRESS 42-23 12th Street
Long Island City, NY 11101

NEIGHBORHOOD Long Island City

BLOCK & LOT 458 / 90

LOT SIZE 85.08 ft x 200 ft

LOT SF 17,000 SF

BUILDING SIZE 85 ft x 200 ft

BUILDING SF 17,000 SF Warehouse
3,000 SF Mezzanine Offices

ZONING M1-4

FAR AS BUILT 1.13

MAX FAR 2.00 Commercial
6.50 Comm Facility

BUILDABLE SF 34,000 BSF Commercial
110,500 BSF Comm Facility

RE TAXES \$74,205

PROPERTY DESCRIPTION

Greiner-Maltz is exclusively obtained by ownership to offer for sale 42-23 12th Street, a prime block through warehouse in Long Island City, Queens. The property consists of 17,000 SF warehouse and 3,000 SF mezzanine office. Approximately 15,225 SF will be delivered vacant. 4,775 SF is leased at \$89,115 per annum (lease expiration 10/22). This offering presents an opportunity for an owner-user or investor. The property benefits from its close proximity to major transit. Nearby Silvercup Studios, Z NYC Hotel, and Rolex.

FEATURES

- 4 Drive-In Doors
- Heavy Power
- 16ft Ceiling Height
- HVAC Throughout Warehouse Offices

ACCESS

Near the **F N W 7**
At the 59th Street / Queensboro Bridge
Queens Midtown Tunnel
Pulaski Bridge
495 to LIE

EXCLUSIVE AGENT

EITAN AGBASHOFF

(718) 786-5050

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GREINER-MALTZ

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Creating Opportunities Together

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