

# PRICE BREAK! 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

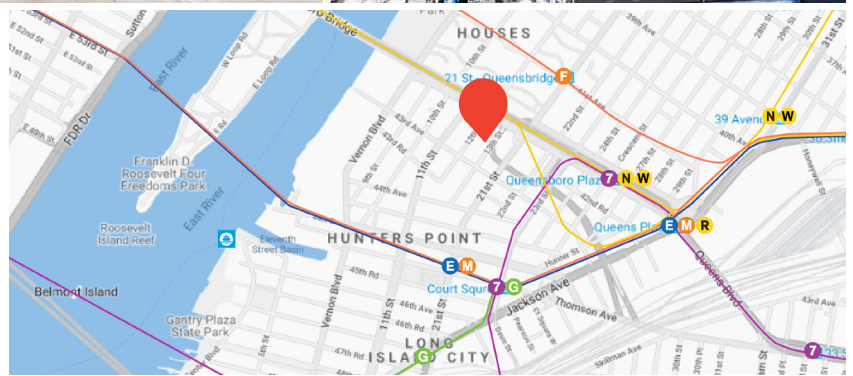
**ZONING** M1-4

**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. **Property will be delivered vacant!**

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**

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