

60,000 SF BUILDING + 5,825 SF LAND FOR SALE

115-05 15TH AVENUE, COLLEGE POINT, NY 11354



BLOCK/LOT	4067 / 15
BUILDING SIZE	31,400 SF Lower Ground Fl 28,600 SF Upper Ground Fl
LOT DIMENSIONS	272 ft x 200 ft
LOT SIZE	48,450 SF
LOADING	1 Interior Loading Dock (lower) 2 Exterior Loading Docks (upper)
CEILING HEIGHT	16 ft
UTILITIES	2400 amps - 1200 amp per floor (separately metered & well distributed) Gas Fired Heaters HVAC - Offices
ZONING	M1-1
MAX FAR	1.00 Commercial 2.40 Community Facility
REAL ESTATE TAXES	\$178,076 (\$2.97 PSF)

**EXCELLENT OPPORTUNITY FOR OWNER/USER
OR INVESTOR/USER, CAN BE DELIVERED VACANT
OR WITH PARTIAL SELLER LEASEBACK**

FEATURES

- Currently Commercial Bakery - SQF 3 certified
- Floor Drains
- Grain Silo (26 ft high, 220,000 lb. capacity)
- Fully Sprinklered - wet system
- 19 Car Parking
- Direct Loading (53 ft trailers) on both floors
- Natural divisions of 31,400 SF and 28,600 SF

TRANSPORTATION

Access to Whitestone Expy, Van Wyck Expy, Grand Central Pkwy, and Main Street Flushing

EXCLUSIVE AGENTS

MATTHEW MCMULLEN
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