

For Sale

# ASTORIA CORNER WAREHOUSE PACKAGE

2413 46TH STREET & 2426 47TH STREET, ASTORIA, NY 11103

TWO WAREHOUSES ON BROOKLYN-QUEENS EXPRESSWAY  
TOTALING 16,270 SF



## FEATURES

- TWO CORNER WAREHOUSES WITH 3 STREET FRONTAGES
  - 10,835 SF GROUND FLOOR
  - 5,465 SECOND FLOOR
  - 1,254 SF YARD
- PERFECT OWNER-USER OPPORTUNITY
- HEAVY POWER 4000 AMPS SEPARATELY METERED
- EXCELLENT SIGNAGE
- DAILY TRAFFIC COUNT APPROX. 21,500
- EASY ACCESS TO ALL NYC
- DIRECT ACCESS TO 278 / BROOKLYN QUEENS EXPRESSWAY, GRAND CENTRAL PARKWAY, & RFK BRIDGE

## EXCLUSIVE AGENT

**MATTHEW MCMULLEN**

(718) 786-5050

[mmcmullen@greiner-maltz.com](mailto:mmcmullen@greiner-maltz.com)

**GREINER-MALTZ**

REAL ESTATE

Creating Opportunities Together

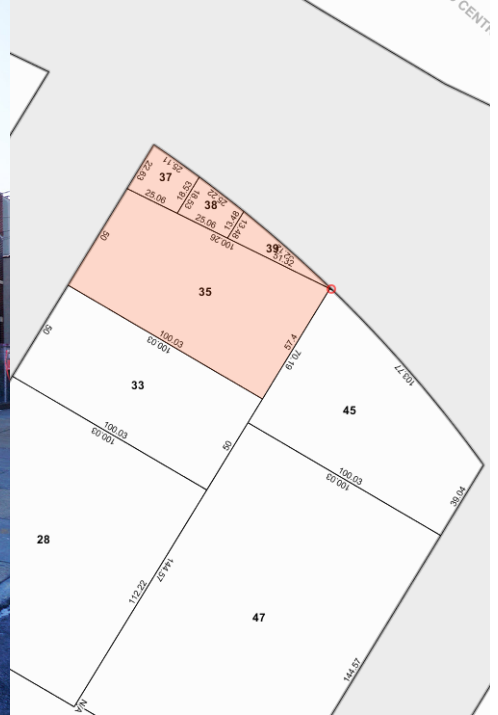
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2413 & 2426 46TH STREET, ASTORIA, NY 11103



**BLOCK/LOT** 732 / 35, 37, 38, 39

**BUILDING DIMENSIONS** 50 ft x 100 ft

**BUILDING SIZE** 5,370 SF

**LOT DIMENSIONS** 50 ft x 100.03 ft irregular

**LOT SIZE** 6,626 SF

**YARD SF** 1,254 SF

**ZONING** M1-1

**REAL ESTATE TAXES** \$22,495

## FEATURES

- Single-Story Warehouse
- 1 Drive-In Door
- 1,254 SF Yard
- Great Traffic Exposure
- Convenient Location to Major Roadways
- Heavy Power

## TRANSPORTATION

**N W** Subway  
278 / Brooklyn Queens Expressway  
Grand Central Parkway  
RFK Bridge

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## BLOCK/LOT

732 / 45

**BUILDING DIMENSIONS** 39 ft x 100 ft

**BUILDING SIZE** 10,900 SF

**LOT DIMENSIONS** 39.04 ft x 100.03 ft

**LOT SIZE** 5,465 SF

**ZONING** M1-1

**REAL ESTATE TAXES** \$43,873

## FEATURES

- Heavy Power - 3000 Amps
- 1 Drive-In Door (13.5 ft)
- 14 ft Ceiling Heights
- Lots of Natural Light
- Sprinklered
- Great Traffic Exposure
- Convenient Location to Major Roadways

## TRANSPORTATION

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RFK Bridge

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