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

115-05 15TH AVENUE, COLLEGE POINT, NY 11356



EXCELLENT LOADING FOR 53 FOOT TRAILERS!

BLOCK/LOT 4067 / 15

31,400 SF Lower Ground Fl **BUILDING SIZE** 28,600 SF Upper Ground Fl

LOT DIMENSIONS 272 ft x 200 ft

LOT SIZE 48.450 SF

1 Interior Loading Dock (lower) LOADING 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

1.00 Commercial MAX FAR

2.40 Community Facility

REAL ESTATE TAXES \$178,076 (\$2.97 PSF)





GREAT 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 (718) 786-5050 x246 mmcmullen@greiner-maltz.com afeinberg@greiner-maltz.com

AVI FEINBERG (718) 786-5050 x233

GREINER-MALTZ

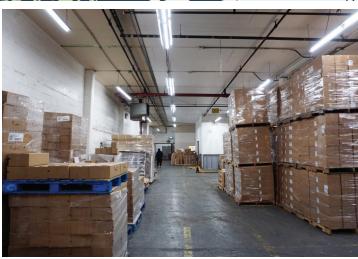
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