

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

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



**EXCELLENT LOADING FOR
53 FOOT TRAILERS!**



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

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)

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

AVI FEINBERG

(718) 786-5050 x233

afeinberg@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

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

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



EXCLUSIVE AGENTS

MATTHEW MCMULLEN
(718) 786-5050 x246

mmcmullen@greiner-maltz.com

AVI FEINBERG

(718) 786-5050 x233

afeinberg@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.