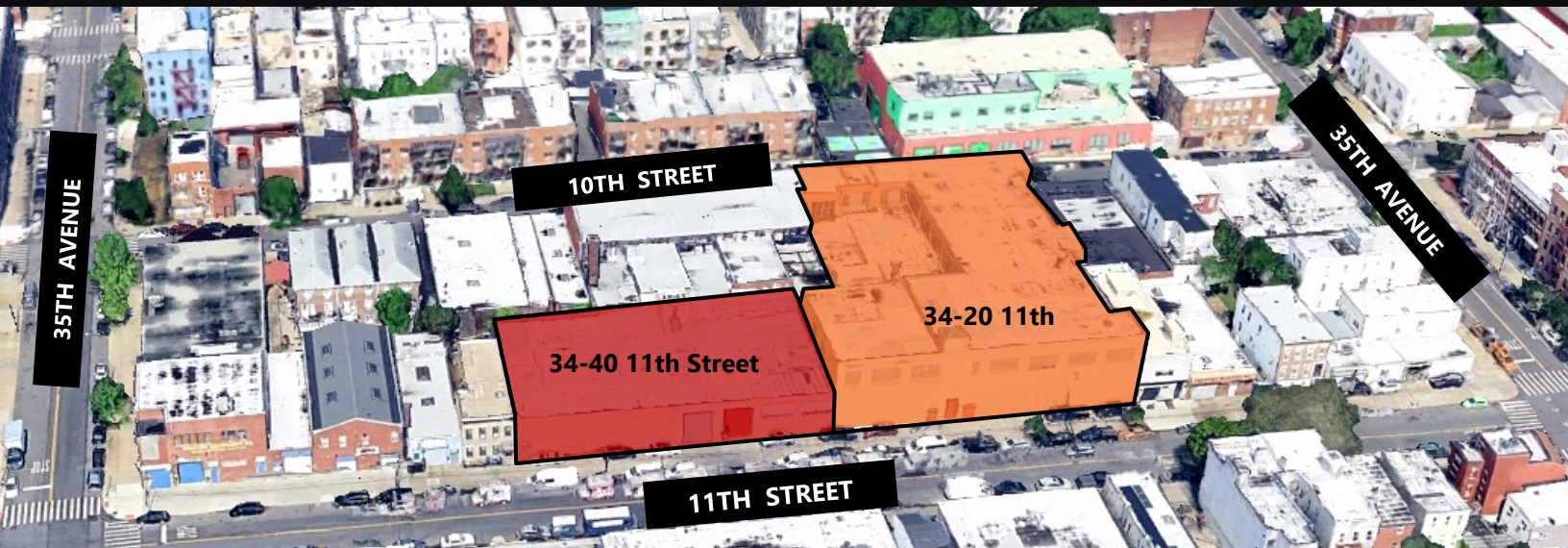


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34-20 & 34-40 11th Street

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34-40 11th Street

Block, Lot:	325 / 42	
Lot Area:	±12,829 SF	(150.75' x 85.65')
Building Area:	±25,658 SF	
Floor Plates:	First Floor	±12,829 SF
	Cellar with Ramp	±12,829 SF
No. of Stories:	Two (2)	
Year Built:	1931	
Zoning:	R5	
Ceiling Height:	±13 to ±17 feet	
Loading:	Interior Loading Dock & Drive-In Ramp	
Freight Elevator:	One (1) 4,000 LB. Freight	
Heat:	Gas Heat	
Electric:	400 AMPS	
Fire Safety:	Sprinkler System	
Real Estate Taxes:	\$74,083.16	(2025/26)
Sale Price:	Upon Request	

34-20 11th Street

Block, Lot:	325 / 15	
Lot Area:	±25,650 SF Block-Through	
Building Area:	±45,000 SF	
Floor Plates:	First Floor	±25,000 SF
	Second Floor	±20,000 SF
No. of Stories:	Two (2)	
Year Built:	1930	
Zoning:	R5	
Ceiling Height:	±12 to ±19 feet	
Loading:	Two (2) Drive-In Doors on Grade	
Freight Elevator:	One (1) 4,000 LB. Freight	
Heat:	Gas Heat	
Electric:	Heavy Power	
Fire Safety:	Sprinkler System	
Real Estate Taxes:	\$140,355.76	(2025/26)
Sale Price:	Upon Request	

Contact Co-Exclusive Agents

BRIAN JAFFE
Jaffe Realty LLC
M: 718.216.6626
brian@jaffe-realty.com

THEO E. KONTIS, SIOR
TEK Realty Advisors LLC
M: 646.772.2945
theo@tekranyc.com

VINCENZO AMATO
TEK Realty Advisors LLC
M: 718.309.8342
vincenzo@tekranyc.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and

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Photographs — 34-20 11th Street



First Floor Warehouse



First Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse

Contact Co-Exclusive Agents

BRIAN JAFFE

Jaffe Realty LLC

M: 718.216.6626

brian@jaffe-realty.com

THEO E. KONTIS, SIOR

TEK Realty Advisors LLC

M: 646.772.2945

theo@tekranyc.com

VINCENZO AMATO

TEK Realty Advisors LLC

M: 718.309.8342

vincenzo@tekranyc.com

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Photographs — 34-20 11th Street



Second Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse



Second Floor Warehouse

Contact Co-Exclusive Agents

BRIAN JAFFE
Jaffe Realty LLC
M: 718.216.6626
brian@jaffe-realty.com

THEO E. KONTIS, SIOR
TEK Realty Advisors LLC
M: 646.772.2945
theo@tekran.com

VINCENZO AMATO
TEK Realty Advisors LLC
M: 718.309.8342
vincenzo@tekran.com

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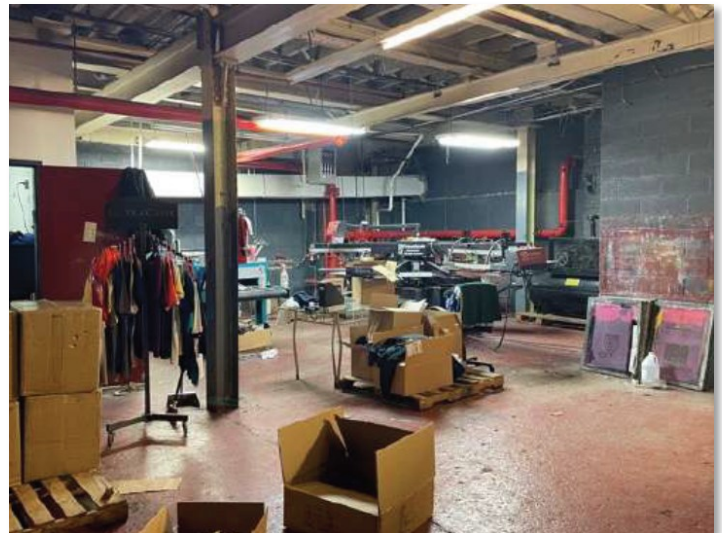
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Photographs — 34-40 11th Street



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BRIAN JAFFE
Jaffe Realty LLC
M: 718.216.6626
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THEO E. KONTIS, SIOR
TEK Realty Advisors LLC
M: 646.772.2945
theo@tekranry.com

VINCENZO AMATO
TEK Realty Advisors LLC
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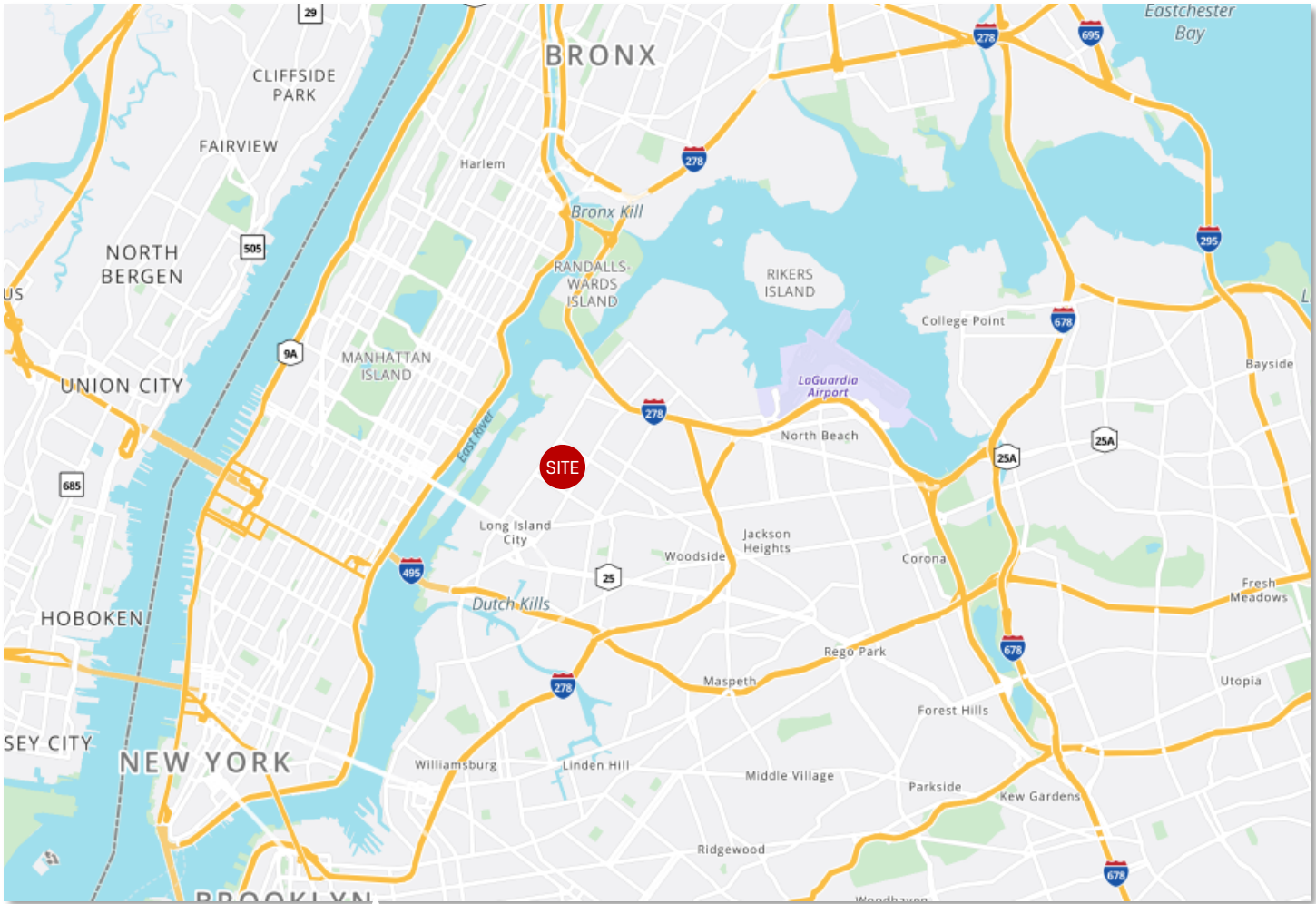
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Location Map



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Survey

