

EXCLUSIVE FOR SALE

LARGE INDUSTRIAL PARCEL WITH WATER ACCESS!

20-08 119TH STREET | COLLEGE POINT, NY

FIRST TIME INDUSTRIAL / DEVELOPMENT SALE

BLOCK / LOTS:

4160 / 1 & 9

PLOT SIZE:

58,200 SF (COMBINED PLOT)

FRONTAGE:

200' ON 119TH STREET

85' ON 20TH AVENUE

BUILDING SIZE:

4,200 SF (APPROX.)

ZONING:

M1-1 (1 F.A.R.)

REAL ESTATE TAXES:

\$86,486.00 PER ANNUM (\$1.49 A FOOT)

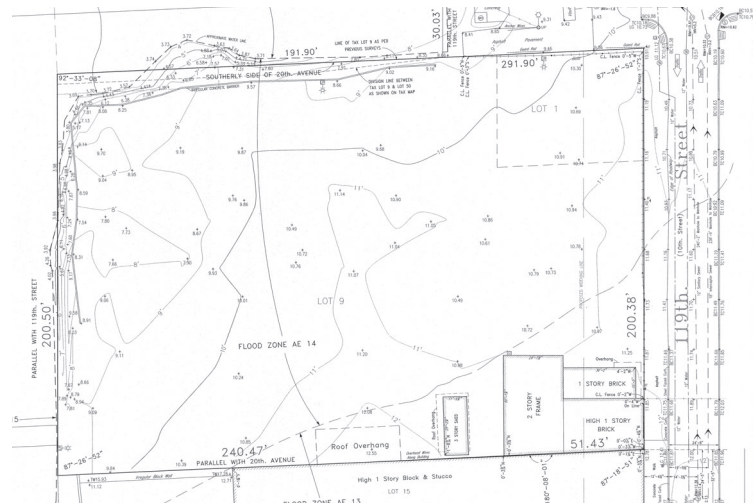
FEATURES:

- CORNER PARCEL, TWO-STREET FRONTAGE
- IDEAL FOR MANY INDUSTRIAL USES
- INDUSTRIAL DEVELOPMENT OPPORTUNITY
- **DELIVERED VACANT OR TENANTED**
- STRATEGICALLY LOCATED
- EASY ACCESS TO WHITESTONE EXP., VAN WYCK EXP., LGA, JFK



INDUSTRIAL OUTDOOR STORAGE

USE NOW & DEVELOP LATER



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.**

GREINER-MALTZ
REAL ESTATE

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WWW.GREINER-MALTZ.COM

CONTACT EXCLUSIVE AGENTS

MATTHEW MCMULLEN

(718) 786-5050 x246

mmcmullen@greiner-maltz.com

RYAN MALTZ

(718) 786-5050 x225

ryanmaltz@greiner-maltz.com