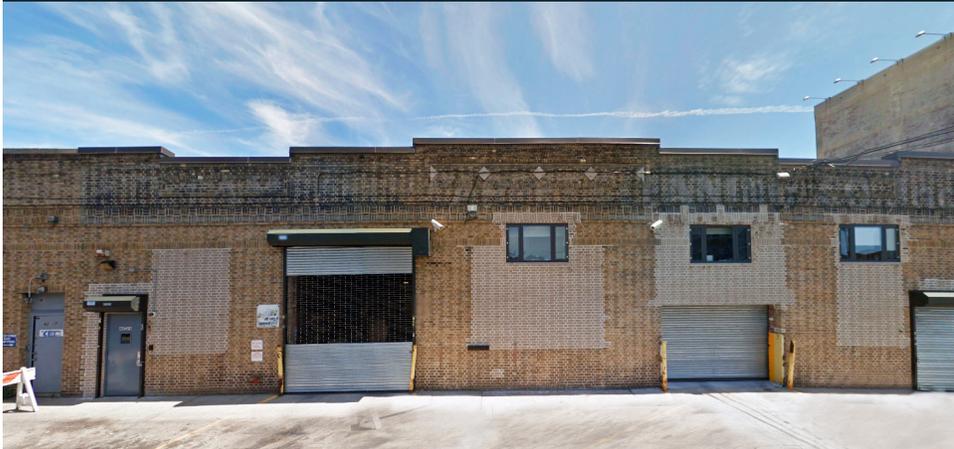


# PRIME BLOCK THROUGH 20,000 SF WAREHOUSE FOR SALE

## 42-23 12TH STREET, LONG ISLAND CITY, NY 11101



**ADDRESS** 42-23 12th Street  
Long Island City, NY 11101

**NEIGHBORHOOD** Long Island City

**BLOCK & LOT** 458 / 90

**LOT SIZE** 85.08 ft x 200 ft

**LOT SF** 17,000 SF

**BUILDING SIZE** 85 ft x 200 ft

**BUILDING SF** 17,000 SF Warehouse  
3,000 SF Mezzanine Offices

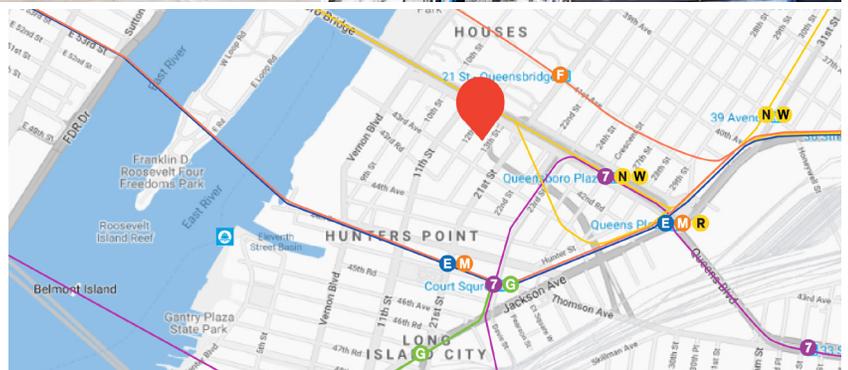
**ZONING** M1-4

**FAR AS BUILT** 1.13

**MAX FAR** 2.00 Commercial  
6.50 Comm Facility

**BUILDABLE SF** 34,000 BSF Commercial  
110,500 BSF Comm Facility

**RE TAXES** \$74,205



### PROPERTY DESCRIPTION

Greiner-Maltz is exclusively obtained by ownership to offer for sale 42-23 12th Street, a prime block through warehouse in Long Island City, Queens. The property consists of 17,000 SF warehouse and 3,000 SF mezzanine office. Approximately 15,225 SF will be delivered vacant. 4,775 SF is leased at \$89,115 per annum (lease expiration 10/22). This offering presents an opportunity for an owner-user or investor. The property benefits from its close proximity to major transit. Nearby Silvercup Studios, Z NYC Hotel, and Rolex.

### FEATURES

- 4 Drive-In Doors
- Heavy Power
- 16ft Ceiling Height
- HVAC Throughout Warehouse Offices

### ACCESS

Near the **F N W 7**  
At the 59th Street / Queensboro Bridge  
Queens Midtown Tunnel  
Pulaski Bridge  
495 to LIE

### EXCLUSIVE AGENT

**EITAN AGBASHOFF**

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