

# 10,000 SF LONG ISLAND CITY INDUSTRIAL SITE FOR SALE

52-24 34th Street, Long Island City, Queens



**M1-3 ZONING / DEVELOPMENT POTENTIAL OF UP TO 50,000 SF**





# Property Description

**DY Realty Group, LLC** has been retained on an exclusive basis to handle the disposition of 52-24 34th Street in Long Island City, Queens.

The property consists of a  $\pm 8,000$  sf warehouse and  $\pm 6,000$  sf of paved land. The building has sufficient loading through 10 exterior loading docks. With a zoning of M1-3 and a maximum buildable of  $\pm 50,000$  square feet, the site also has great development potential.

Only one block from the Long Island Expressway and minutes from Manhattan, this property is a rare opportunity to enter the hard sought Long Island City real estate market.

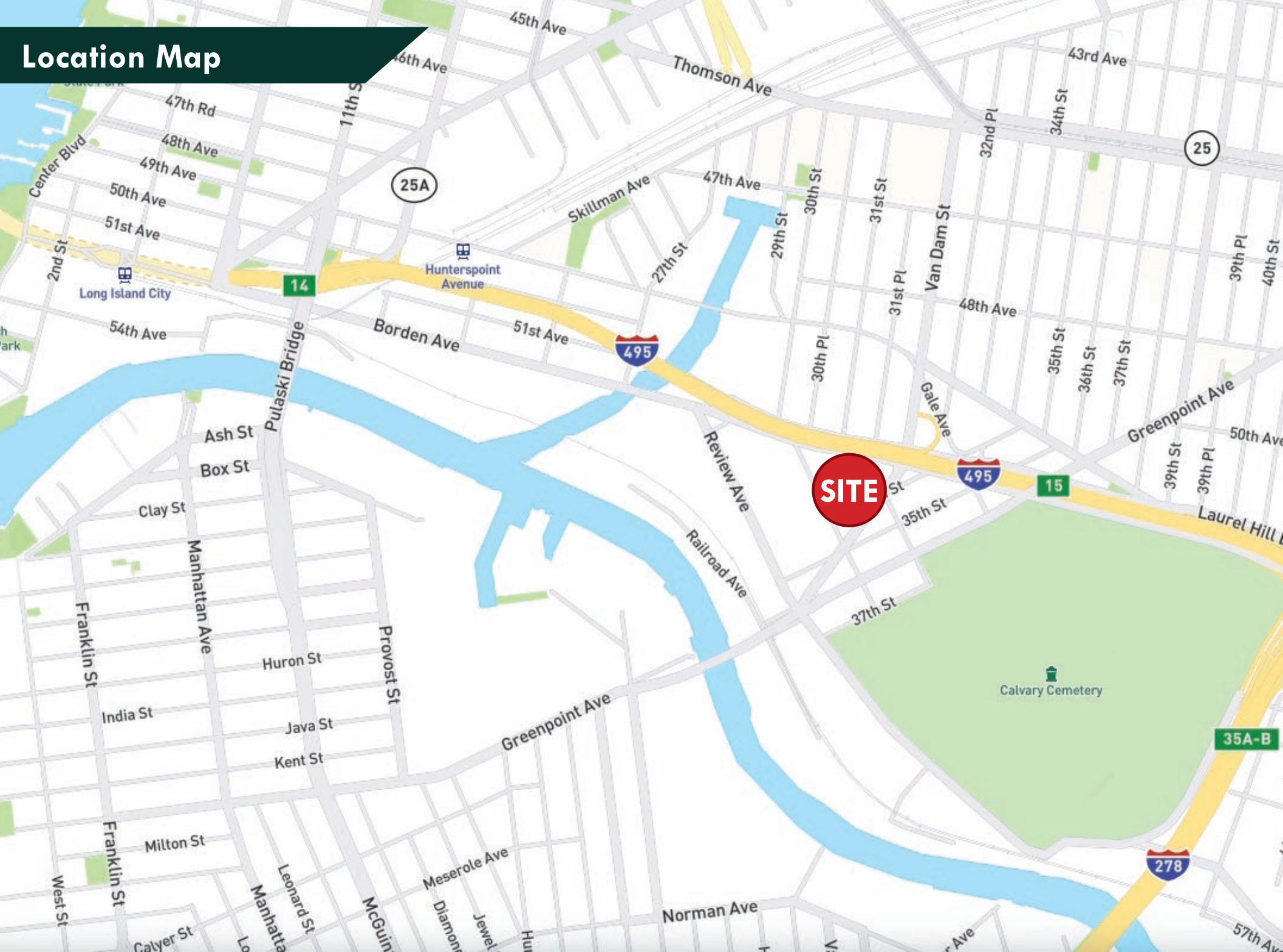
<b>Block / Lot</b>	301 / 26
<b>Total Building</b>	$\pm 4,000$ sf Ground Floor $\pm 4,000$ sf Lower Level
<b>Total Land</b>	$\pm 6,000$ sf
<b>Total Plot</b>	10,000 sf
<b>Loading</b>	10 Exterior Loading Docks
<b>Ceiling Height</b>	11' to 15'
<b>Power</b>	Heavy (400 Amps)
<b>Zone / FAR</b>	M1-3 / 5.0 Commercial
<b>Total Buildable</b>	50,000 sf
<b>Sale Price</b>	<b>Call or E-mail</b>



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# Location Map







**CONTACT EXCLUSIVE AGENT**

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