

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.

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



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

A detailed map of Long Island City, New York, showing the location of a property at 36-36 33rd Street, Suite 503. The map highlights the East River, the Pulaski Bridge, and major highways like I-495 and I-278. A red circle labeled 'SITE' marks the property location near the intersection of 33rd Street and the East River. Surrounding streets include 45th Ave, Thomson Ave, Skillman Ave, Borden Ave, Greenpoint Ave, and others. The map also shows the Long Island City neighborhood and the Calvary Cemetery.



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