

LONG ISLAND CITY INDUSTRIAL ASSEMBLAGE FOR SALE

31-09 Starr Avenue / 52-24 34th Street, Long Island City, Queens



M1-3 ZONING / DEVELOPMENT POTENTIAL OF UP TO 112,500 SF



Property Description

DY Realty Group, LLC has been retained on an exclusive basis to handle the disposition of 31-09 Starr Avenue & 52-24 34th Street in Long Island City, Queens.

31-09 Starr Avenue consists of a 14,600 sf 2-story building on a plot of 12,500 sf.

52-24 34th Street consists of an 4,000 sf building with a 4,000 sf lower level on a plot of 10,000 sf.

Combined, the site offers a total plot of 22,500 sf, and the zoning of M1-3 allows for an FAR of 5.0, totaling 112,500 buildable square feet.

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

31-09 STARR AVENUE, LONG ISLAND CITY

Total Building ±12,500 sf Ground / ±2,100 sf Upper

Total Plot 12,500 sf

Loading 2 Drive-in Doors

Zone / FAR M1-3 / 5.0 Commercial

Property Taxes \$65,736.00

52-24 34TH STREET, LONG ISLAND CITY

Total Building ±4,000 sf Ground / ±4,000 sf Lower

Total Land ±6,000 sf

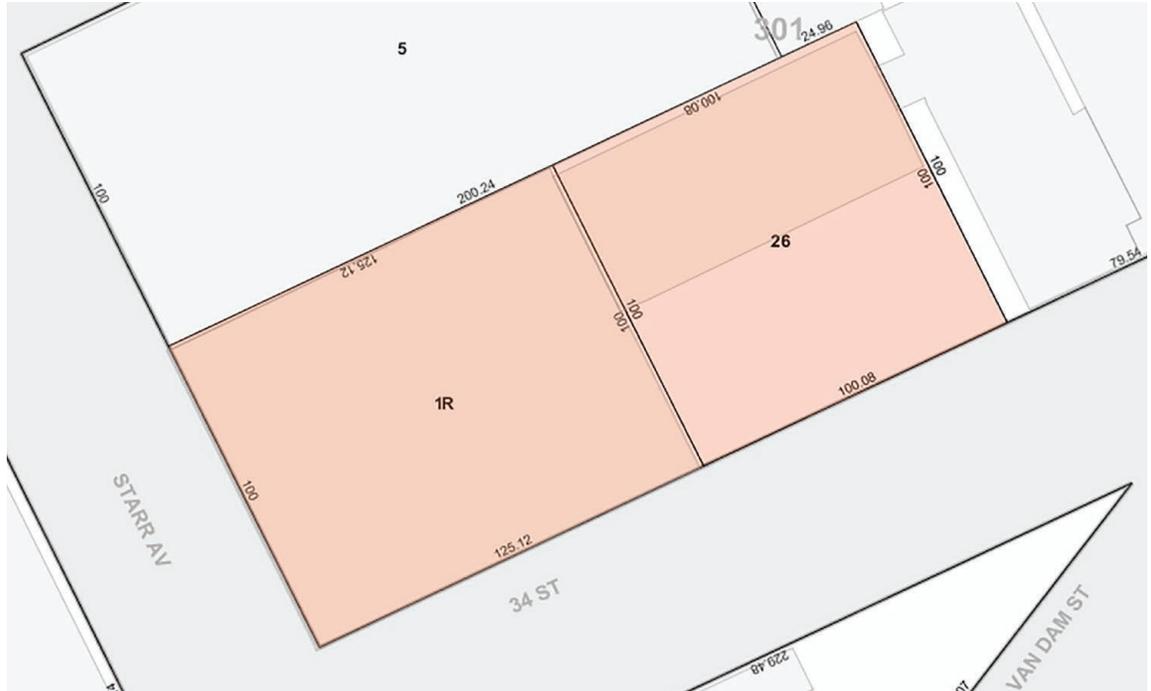
Total Plot 10,000 sf

Loading 10 Exterior Loading Docks

Zone / FAR M1-3 / 5.0 Commercial

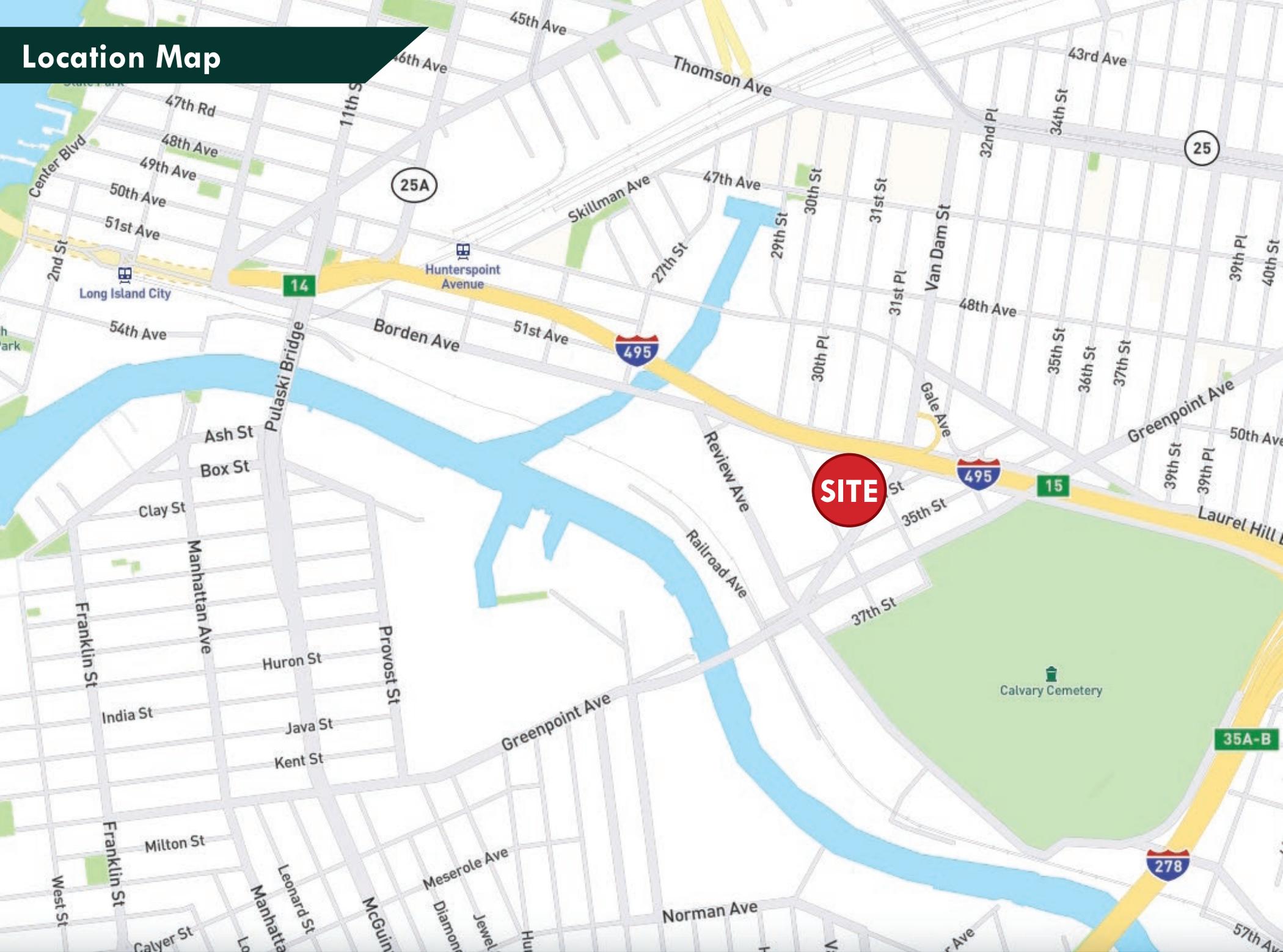
Property Taxes \$39,268.00

**COMBINED PLOT: 22,500 SF
FAR 5.0 / 112,500 SF BUILDABLE**



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Location Map



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