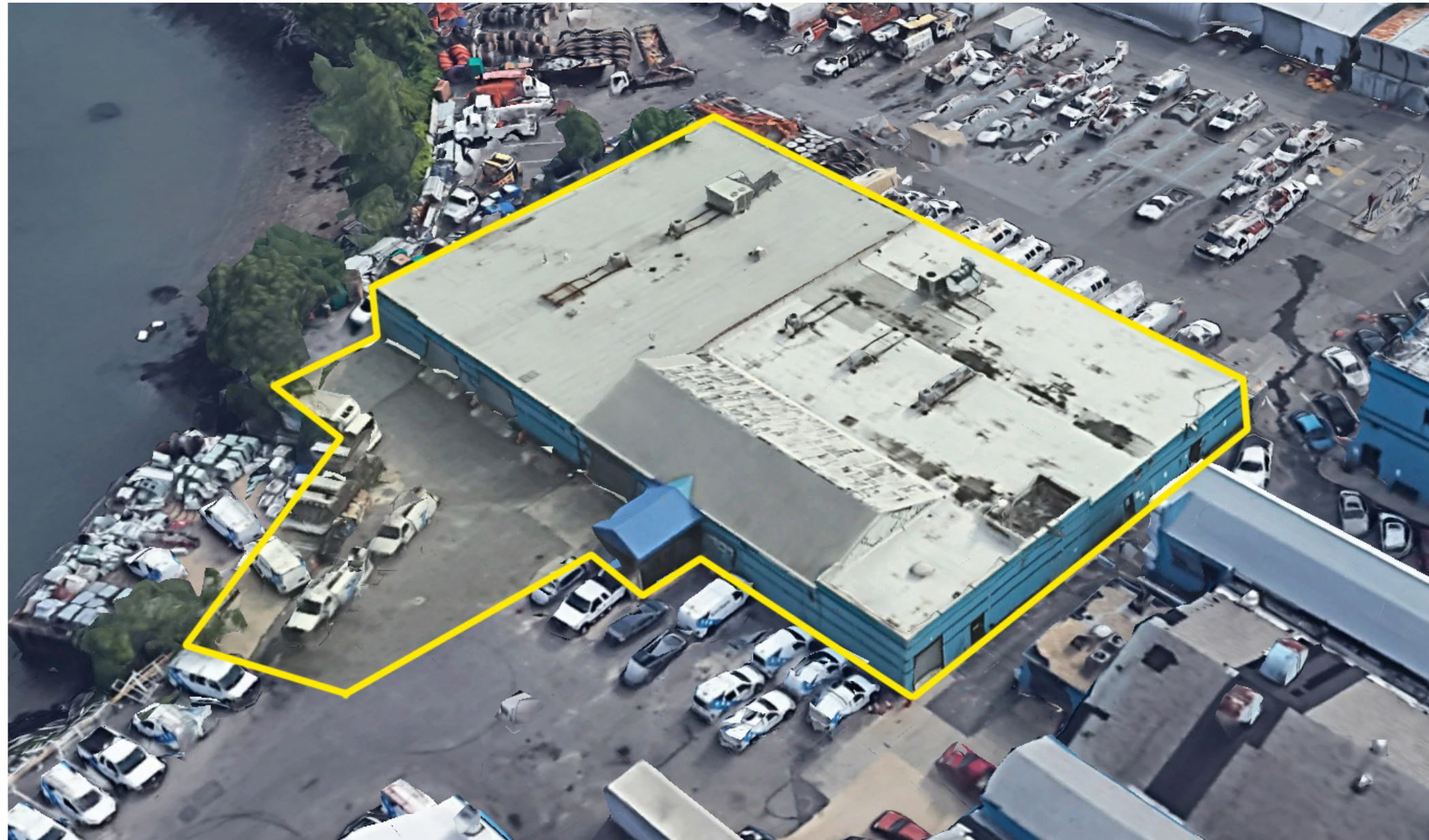


# 20,000 SF INDUSTRIAL SPACE WITH OFFICE & PARKING

110-25 14th Avenue, College Point, Queens





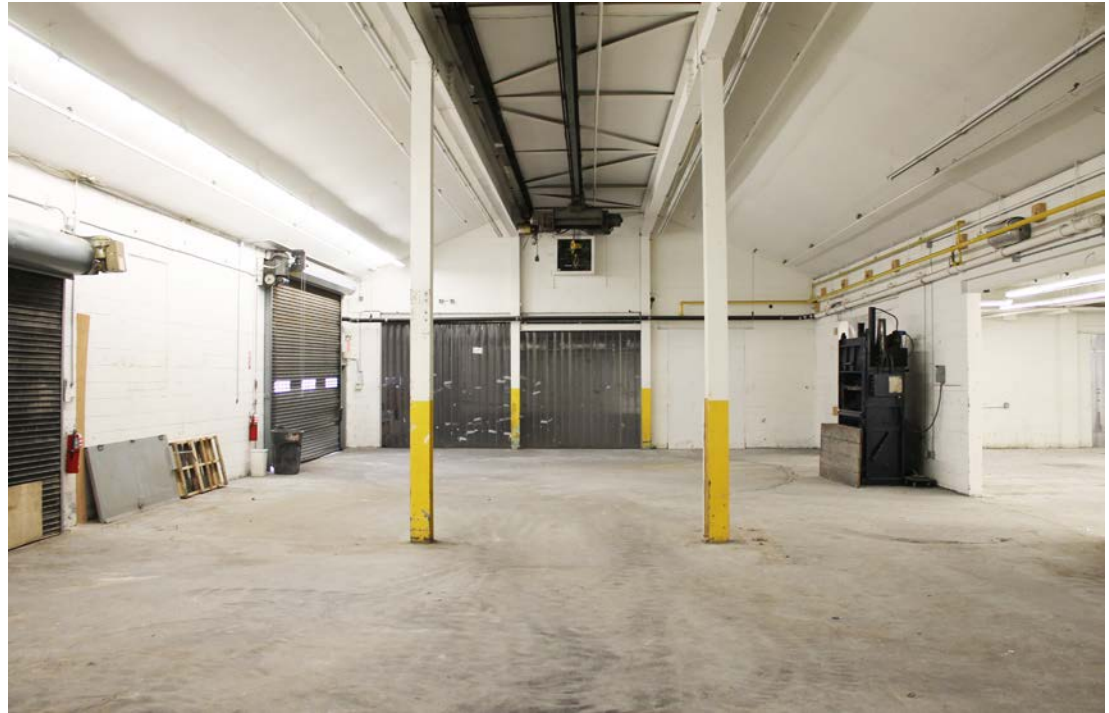
# Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the leasing of 110-25 14th Avenue in College Point, Queens.

The property is a 20,000 sf building with 10-15 outdoor parking spaces. The building has about 15,000 sf of warehouse space and 5,000 sf of modern, finished office space. Loading is serviced through 4 drive-in doors. The building has gas heat, is fully sprinklered, and has HVAC throughout (including the warehouse space).

The property is available immediately for sublease through February 2025, with a longer term possible. Contact the exclusive agent for more details.

|                        |                                |
|------------------------|--------------------------------|
| <b>Available Space</b> | 20,000 sf 1-Story              |
| <b>Warehouse</b>       | ±15,000 sf                     |
| <b>Office Space</b>    | ±5,000 sf Finished             |
| <b>Parking</b>         | 10 - 15 Spaces                 |
| <b>Drive-in Doors</b>  | 4 Total                        |
| <b>Ceiling</b>         | 12' to 18' Clear               |
| <b>Power</b>           | Heavy                          |
| <b>Utilities</b>       | Gas Heat / Full HVAC           |
| <b>Sprinkler</b>       | Fully Sprinklered              |
| <b>Zone</b>            | M2-1                           |
| <b>Term</b>            | Sublease Through February 2025 |
| <b>Lease Price</b>     | <i>Call or E-mail</i>          |



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# Property Photos



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# Location Profile

| Travel Distances   |            |
|--------------------|------------|
| Maspeth            | 8.3 Miles  |
| LGA Airport        | 4.4 Miles  |
| Long Island City   | 10.4 Miles |
| Hunts Point, Bronx | 9.3 Miles  |
| Jamaica            | 10.1 Miles |
| JFK Airport        | 10.9 Miles |
| Midtown NYC        | 13.1 Miles |







**CONTACT  
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