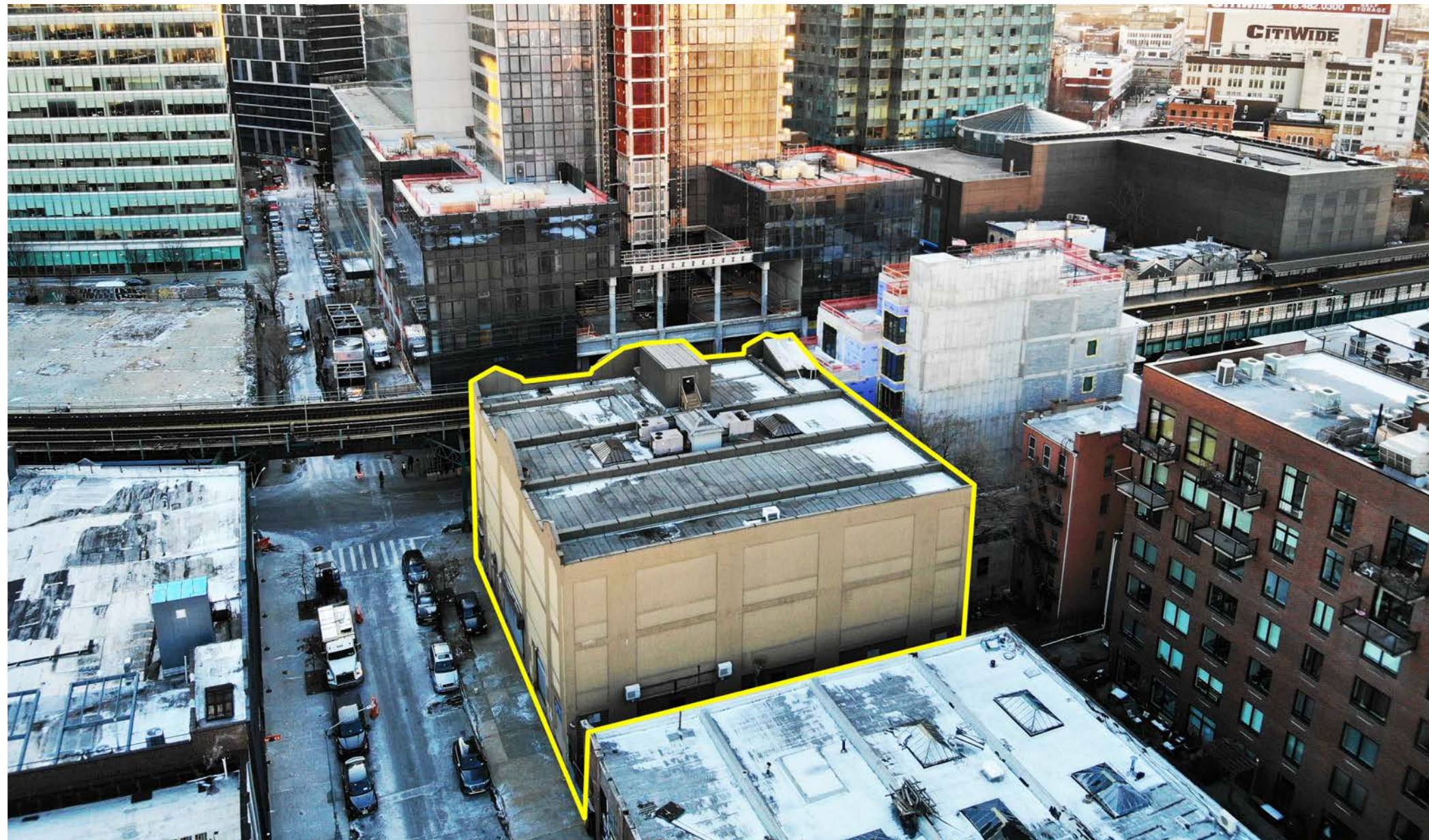


# PRIME LONG ISLAND CITY BUILDING FOR SALE

21-44 44th Road, Long Island City, Queens, NY

**DY**  
REALTY GROUP



# Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the sale of 21-44 44th Road in Long Island City, Queens, NY.

Located directly across the street from the newly constructed tallest building in Queens, the property consists of an 30,000 sf 3-story industrial building on a total plot of 11,500 sf. Loading is serviced through 2 drive-in doors and 1 freight elevator.

The site is within walking distance of the 7, N, W, E, M, & G subway lines. The Long Island Expressway, Brooklyn Queens Expressway and Grand Central Parkway, as well as the Queensboro Bridge, provide quick access to the all boroughs of New York City as well as all points east.

**Total Building** 30,000 sf 3-Story

**Plot Size** 11,500 sf

**Lot Dimensions** 115' x 100'

**Zone** M1-4

**Taxes (2021/22)** \$112,475.00

**Drive-in Doors** 2

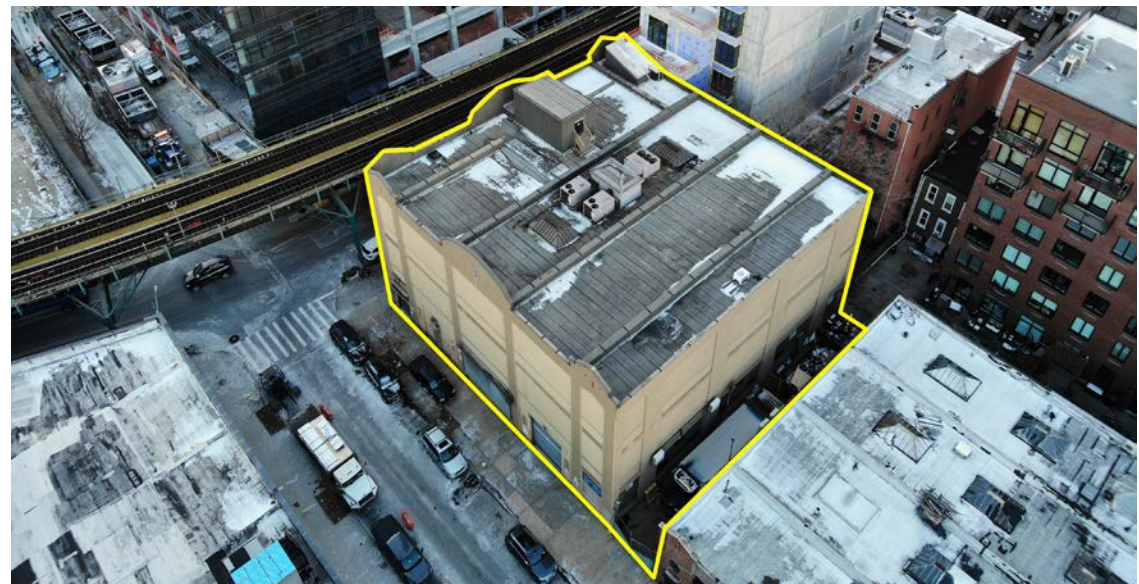
**Heat** Gas

**Ceiling Heights** 13'

**Elevators** 1 Freight

**Subway** 

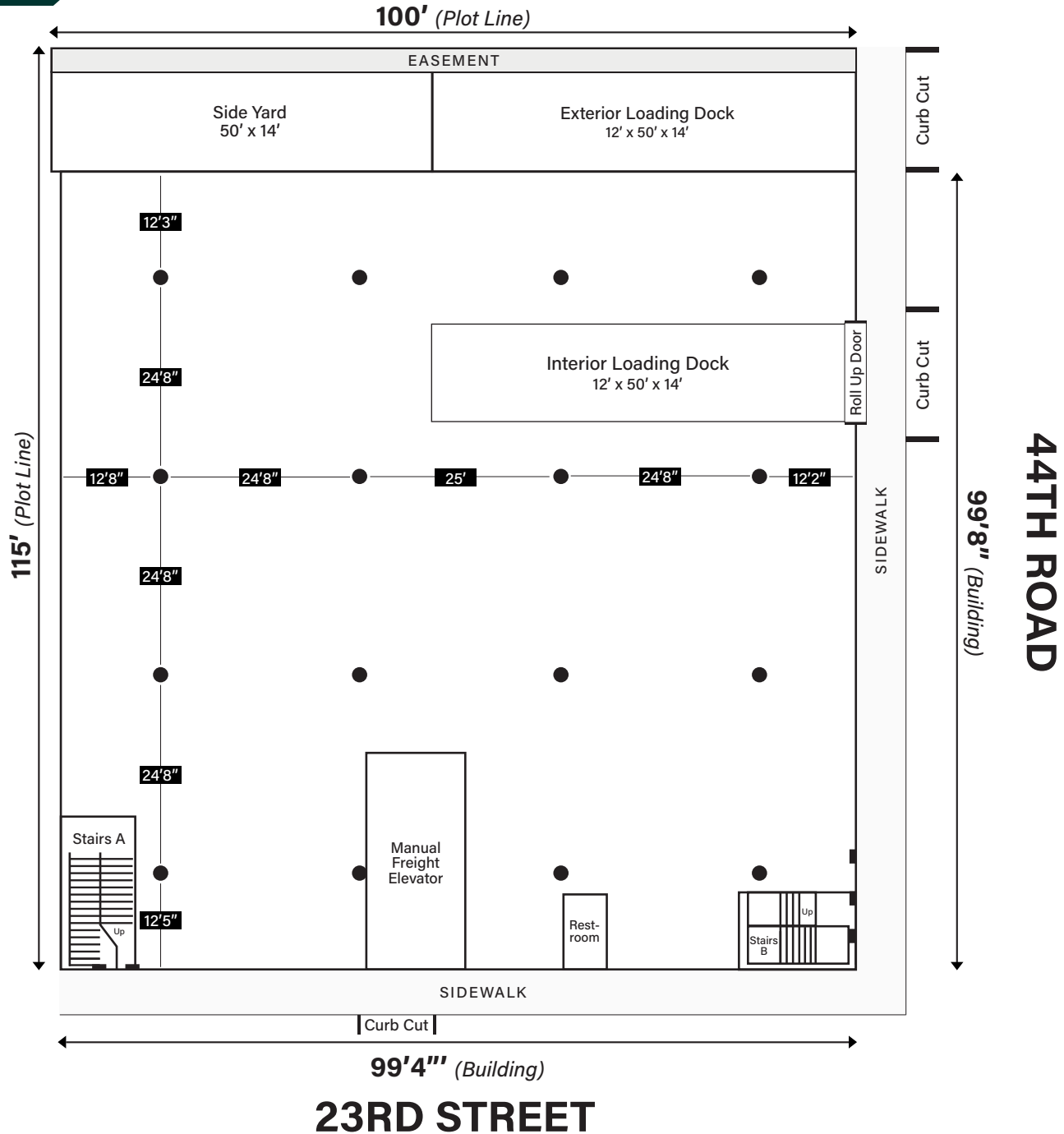
**Sale Price** *Call or E-mail*



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

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM

# Floor Plan



**NOTE:**

*This floor plan is not an architectural drawing (full architectural drawings can be provided upon request).*

*2nd & 3rd floor plans are identical except for loading & side yard.*

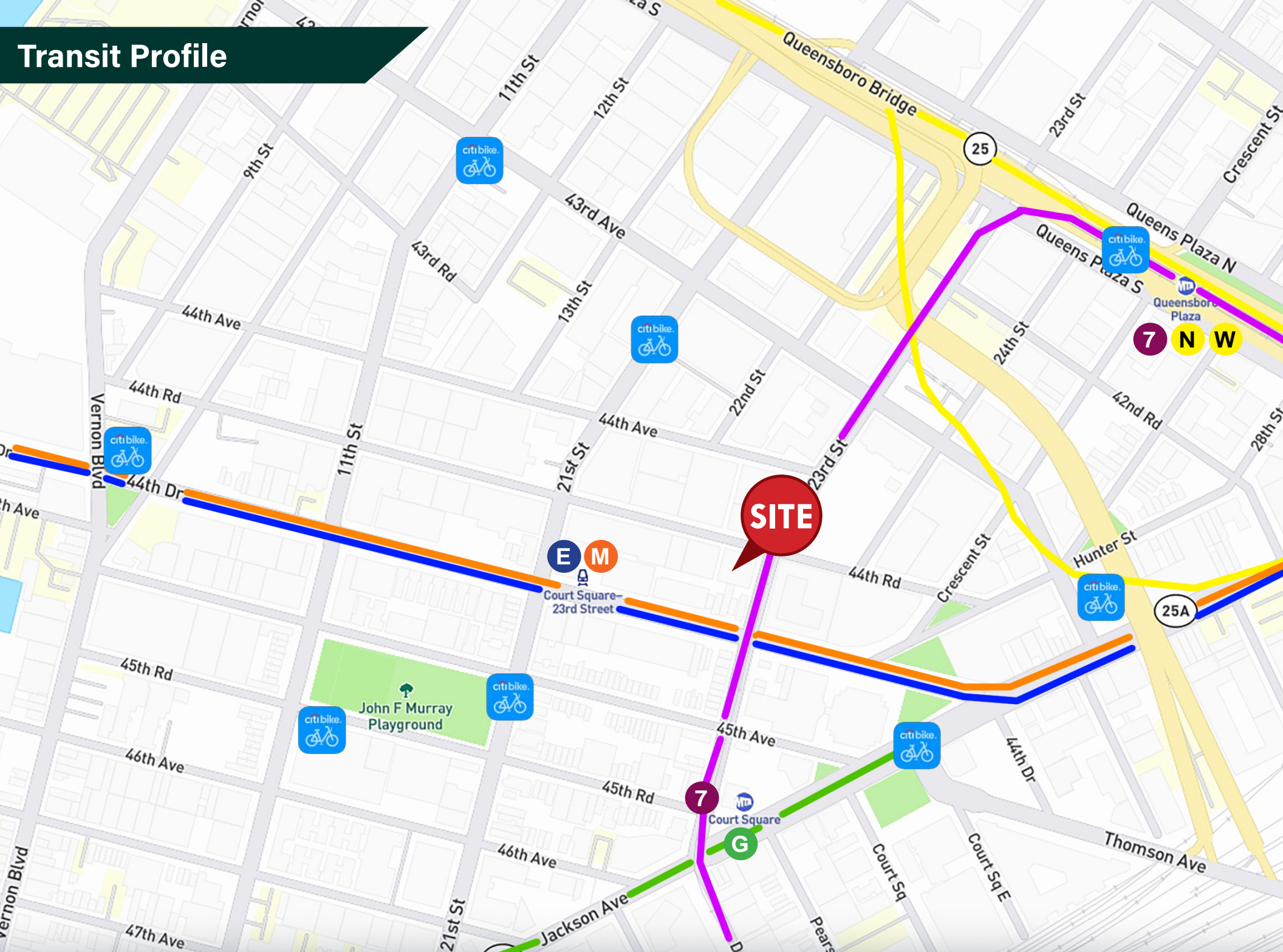
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

## Area Profile

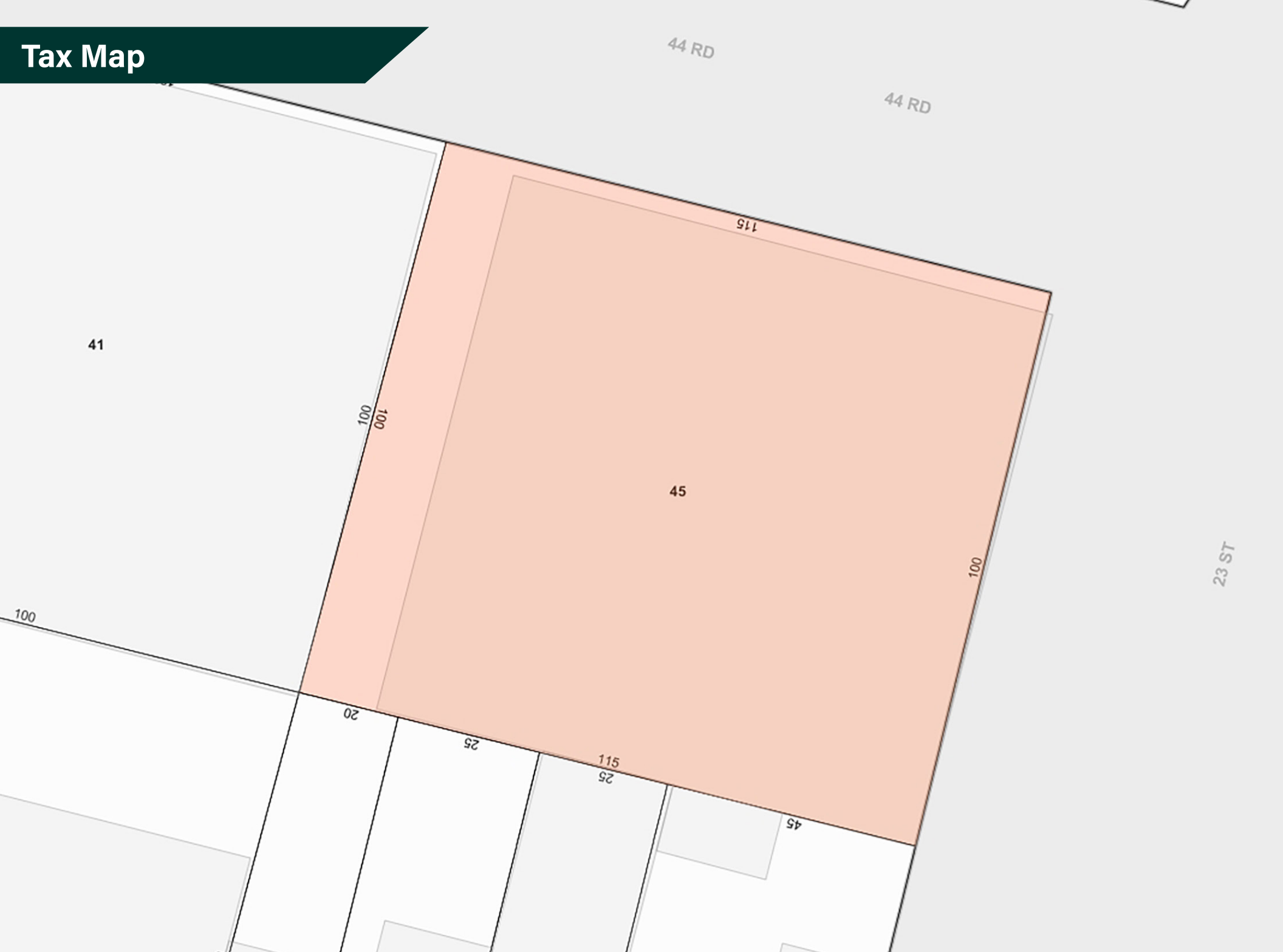


**21-44 44th Road** is located in area of dramatic change in Long Island City, with the rise of brand-new, high-end residential projects dominating the skyline. Despite the addition of hundreds of new residential units, the area remains underserved by retail locations. Furthermore, industrial sites in the area have dwindled, making 21-44 44th Road an attractive location for a variety of users, investors & developers looking to be a part of Long Island City's transformation.

# Transit Profile



# Tax Map





**CONTACT  
EXCLUSIVE  
AGENTS:**

**PAUL J. YURAS**  
718.729.7474 x113  
pyuras@dyrealty.com

**MATHEW DIANA**  
718.729.7474 x134  
mdiana@dyrealty.com

**RANEE JABER**  
718.729.7474 x135  
rjaber@dyrealty.com

**DY**  
REALTY GROUP

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

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM