

# Long Island City Art Storage Building For Sale

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



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



# 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 a 10 ton 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.

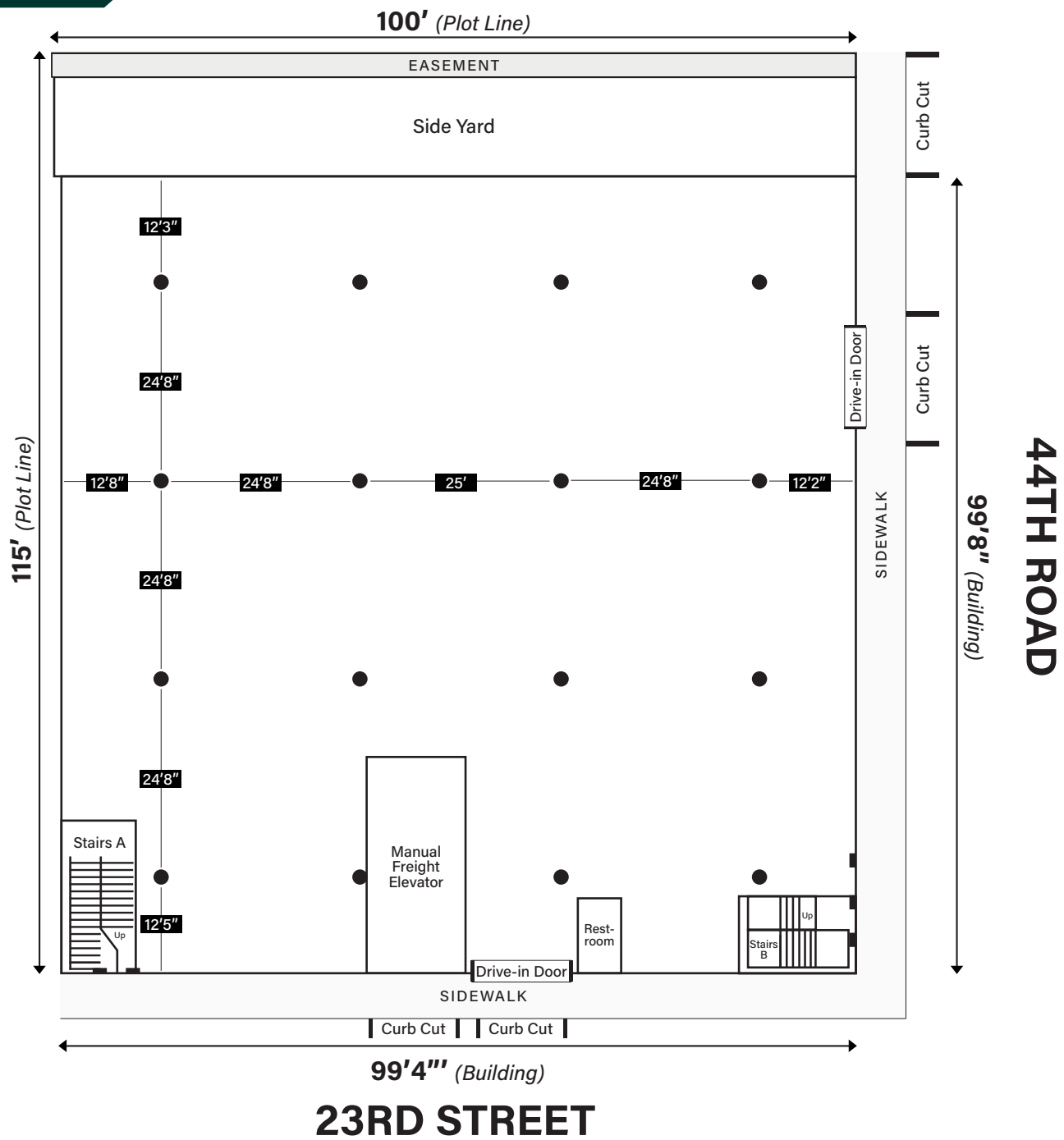
<b>Total Building</b>	30,000 sf 3-Story
<b>Plot Size</b>	11,500 sf
<b>Lot Dimensions</b>	115' x 100'
<b>Zone</b>	M1-4
<b>Taxes (2023/24)</b>	\$133,737.00
<b>Drive-in Doors</b>	2
<b>Heat</b>	Gas
<b>Ceiling Heights</b>	15'
<b>Elevators</b>	1 Freight (20,000 lb / 10 Ton)
<b>Subway</b>	<b>7 N W E M G</b>
<b>Asking Price</b>	<b>\$14,000,000.00</b>



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

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# 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.









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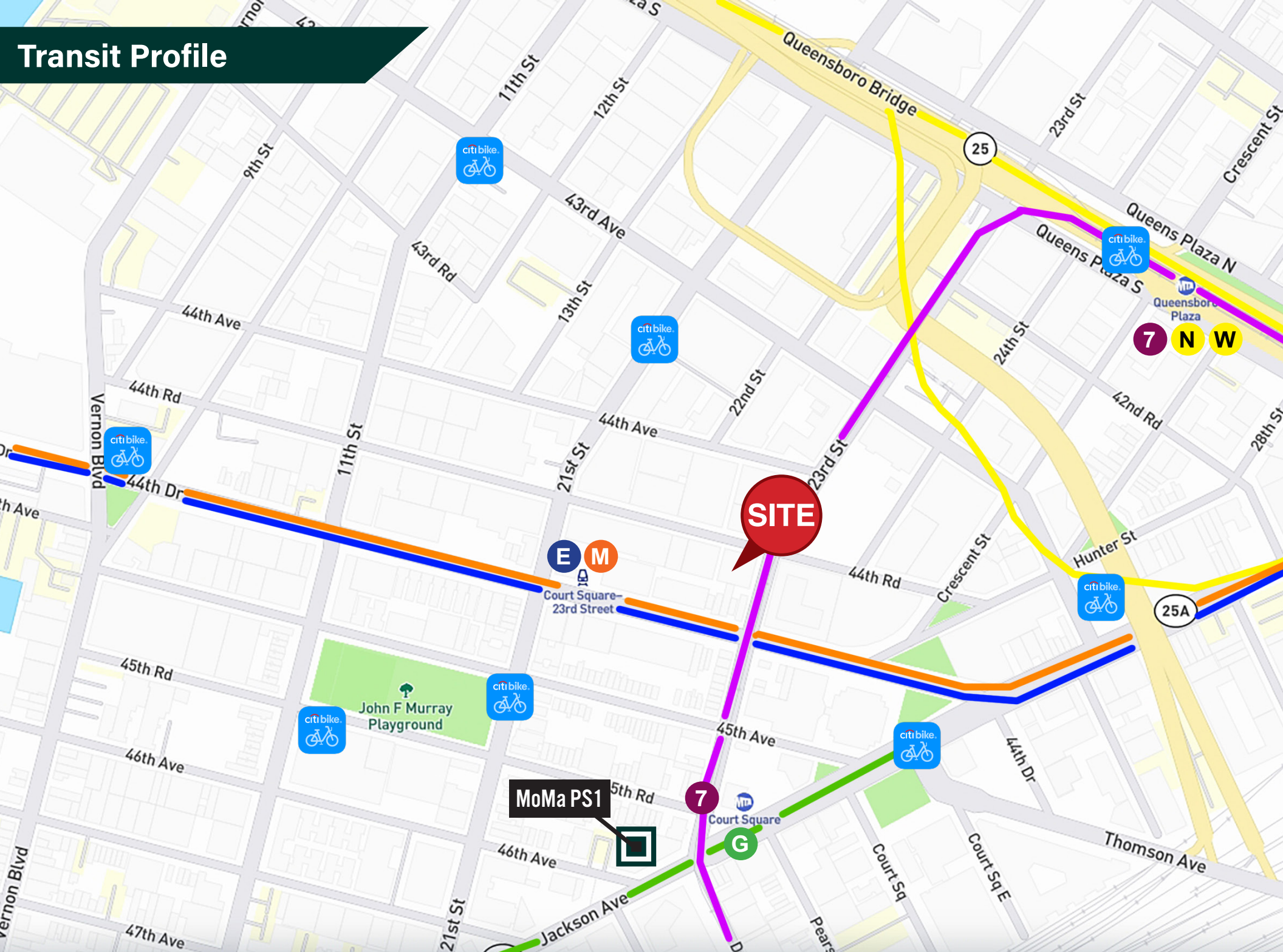
## Area Profile



**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







**CONTACT  
EXCLUSIVE  
AGENT:**

**PAUL J. YURAS**  
718.729.7474 x113  
718.541.6836 Cell  
pyuras@dyrealty.com

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