

# Long Island City Commissary Building For Lease

24-08 40th Avenue, Long Island City, Queens



# Property Description

**DY Realty Group** has been retained on an exclusive basis to handle the leasing of 24-08 40th Avenue, a building in the Long Island City section of Queens.

Immaculate stand-alone commissary building with walk-in freezer, refrigerator and dry storage, as well as renovated office space on the second floor. Great location near Queens Plaza - minutes to Manhattan via the 59th Street Bridge.

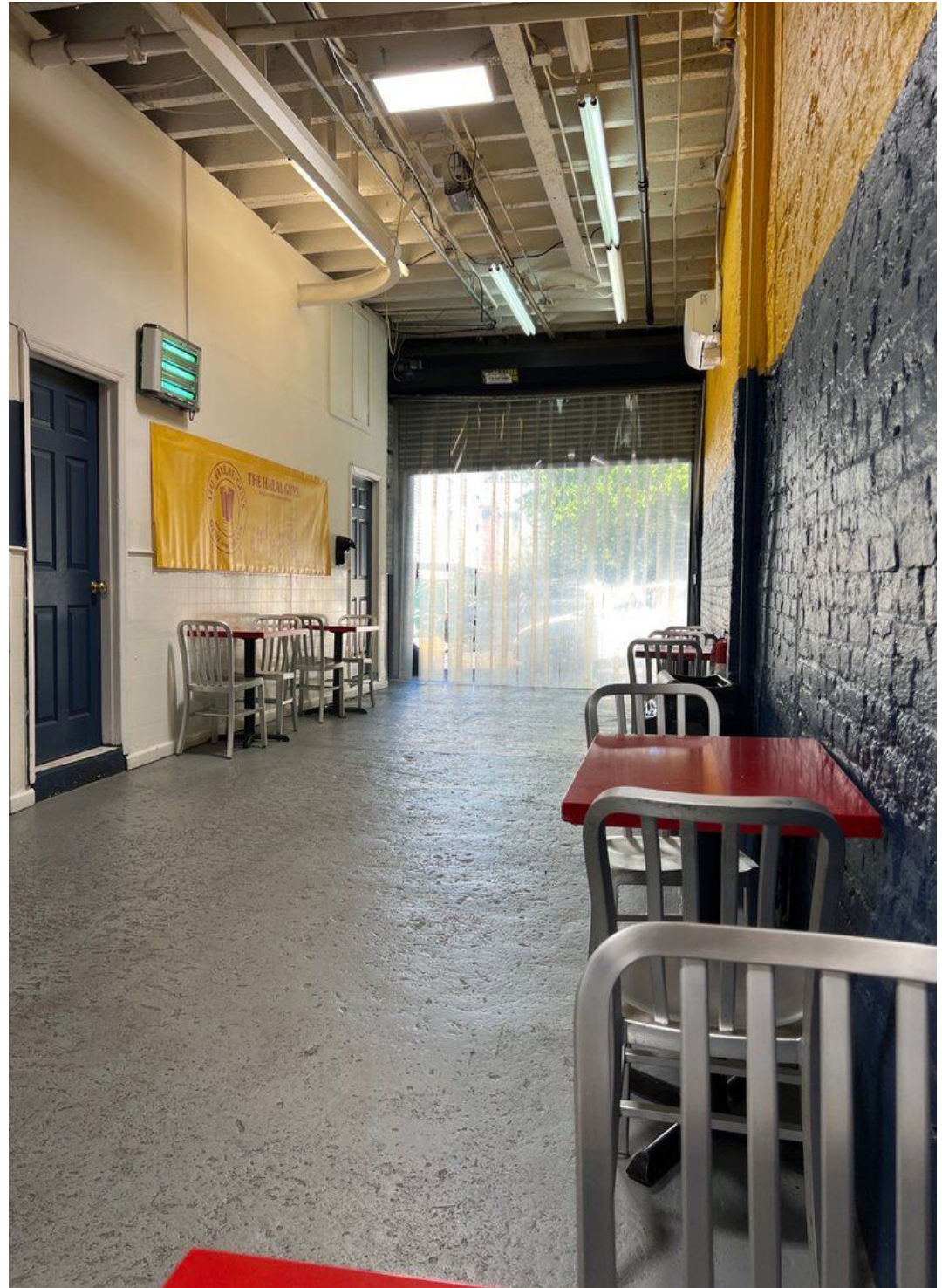
Contact the Exclusive Agent for more information or to schedule a tour.

- Total Building** 3,125 sf 2-Story
- Ground Floor** 2,500 sf Commissary
- Second Floor** 625 sf Finished Office
- Loading** 1 Drive-in Door
- Ceiling Height** 14'
- Zoning** M1-3D
- Possession** August 2026
- Asking Price** **Call or E-mail**



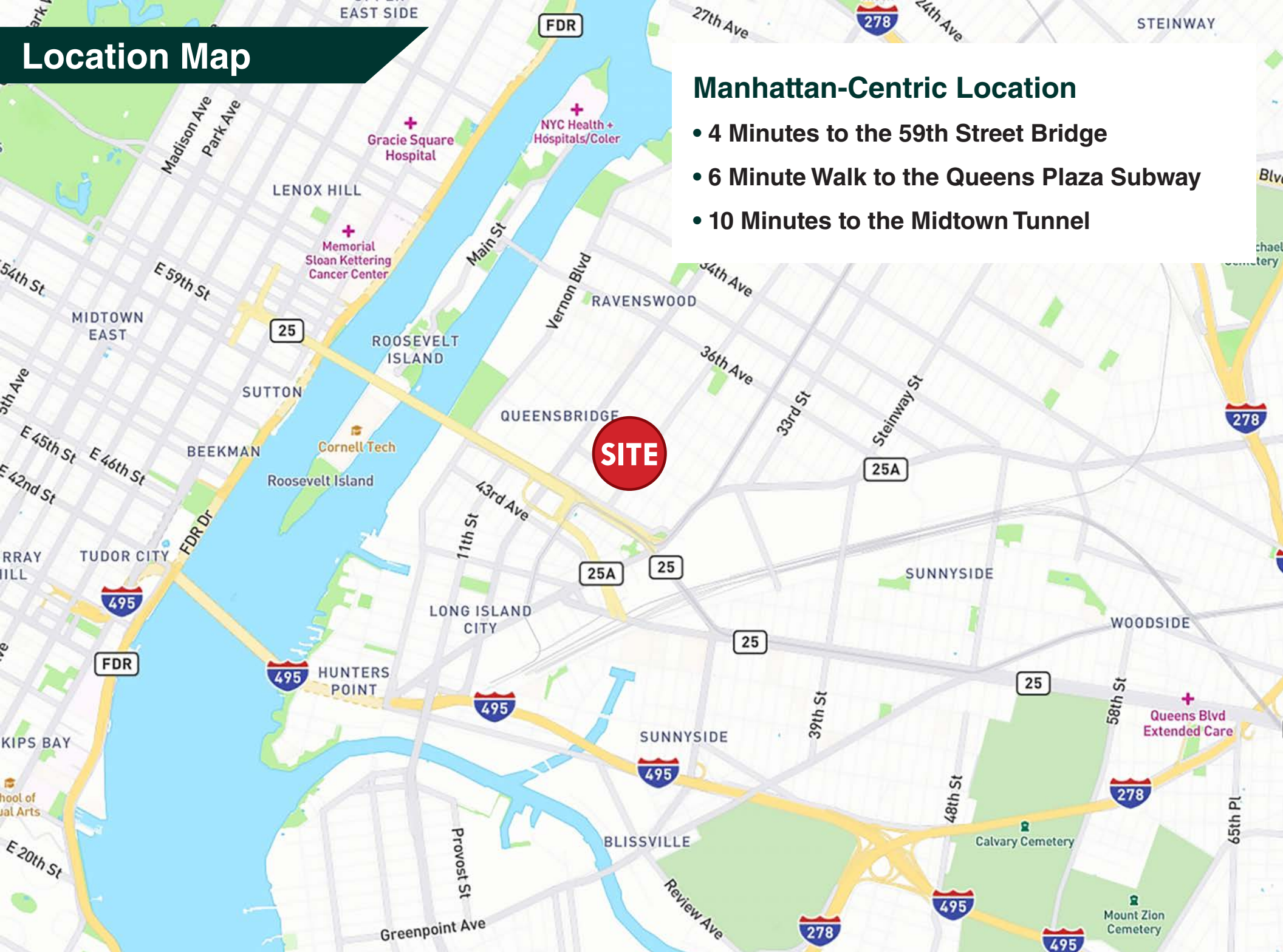
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

# Property Photos



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

# Location Map



## Manhattan-Centric Location

- 4 Minutes to the 59th Street Bridge
- 6 Minute Walk to the Queens Plaza Subway
- 10 Minutes to the Midtown Tunnel



DO NOT  
BLOCK  
DRIVEWAY  
24 HOUR  
ACCESS  
REQUIRED

THE HALAL GUYS  
CATERING  
DELIVERY



The Halal Guys  
Delivery Pick up

OPEN



**DY**  
REALTY GROUP

**RANEE JABER**  
718.729.7474 x135  
917.757.4729 Cell  
rjaber@dyrealty.com

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