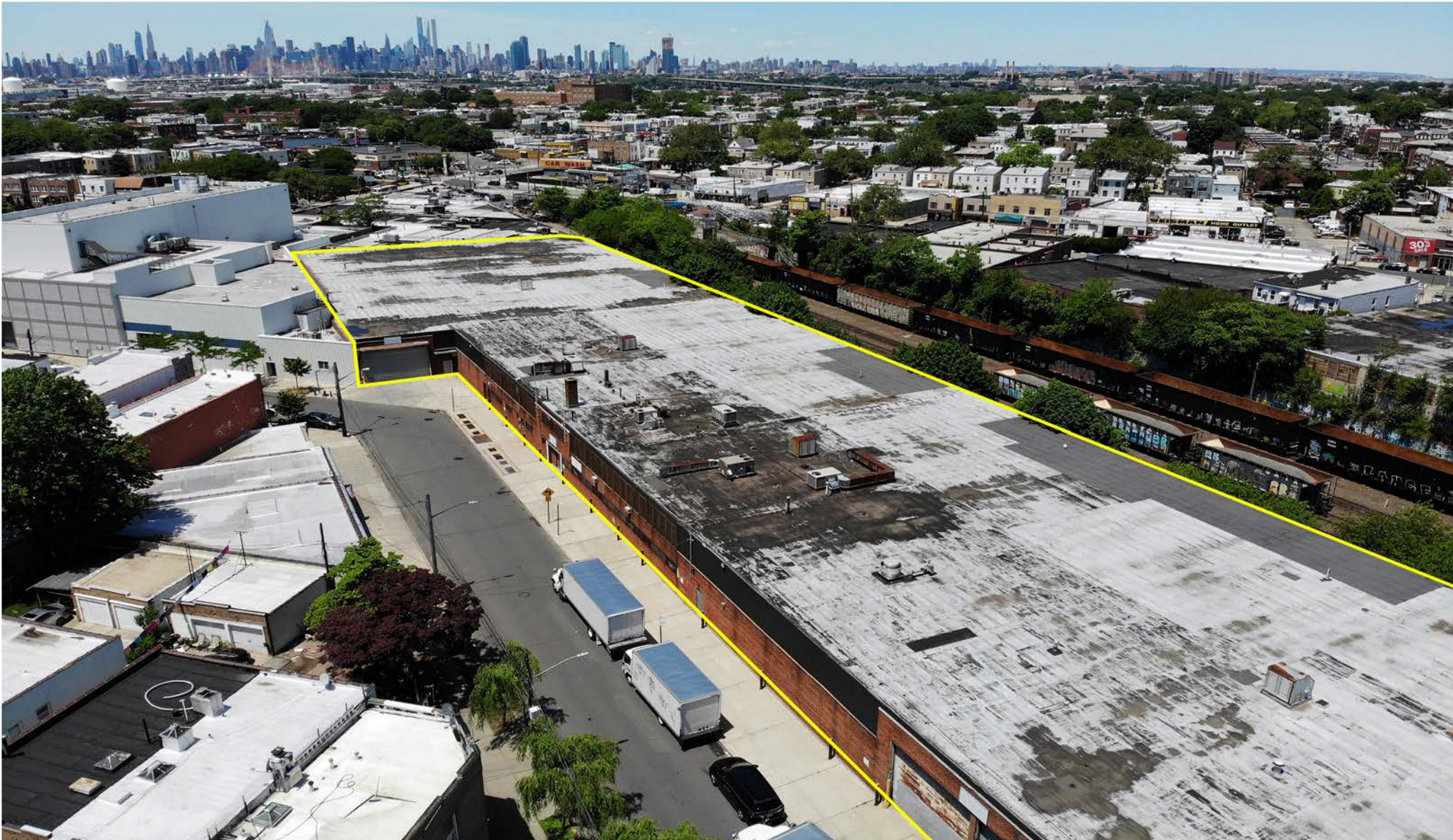


84,000 SF QUEENS INDUSTRIAL SPACE FOR LEASE

63-15 Traffic Avenue, Glendale, Queens



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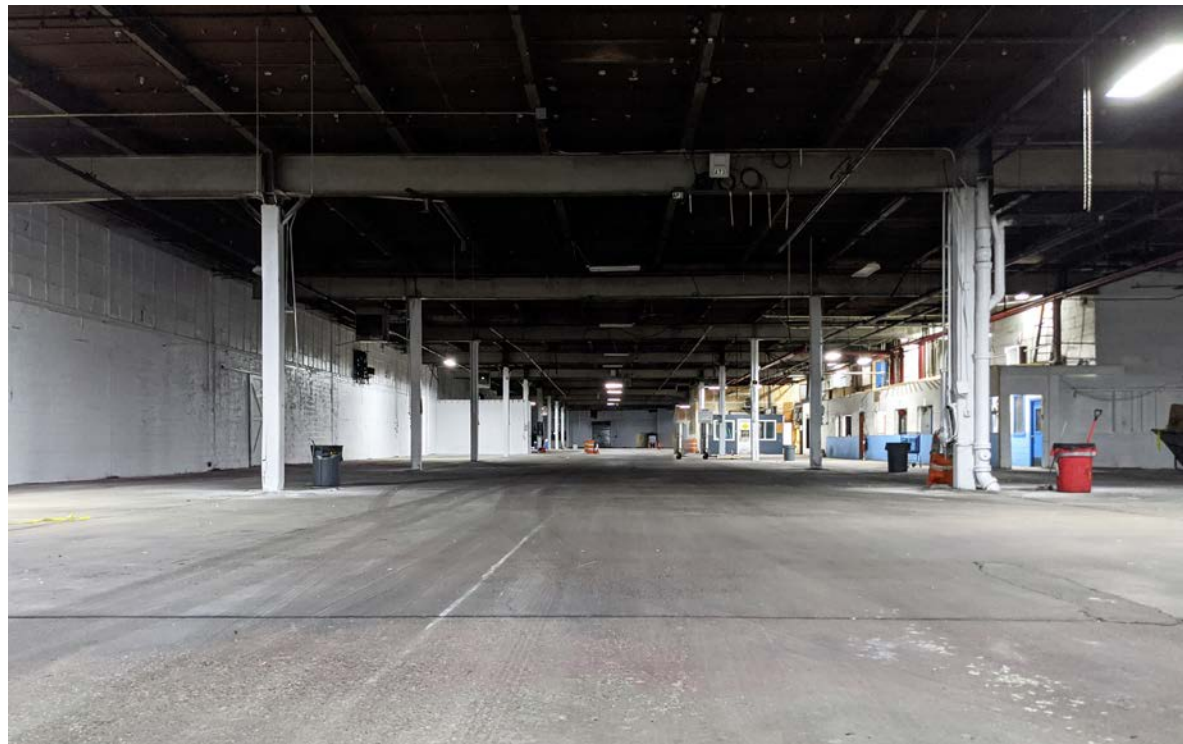
Property Description

DY Realty Group, LLC has been retained on an exclusive basis to arrange for the leasing of 63-15 Traffic Avenue, located in Glendale, Queens.

The site consists of 84,000 sf of 1-story warehouse space with 18' ceilings. There is 6,000 sf of ground & 2nd floor office space. Loading is serviced through 2 drive-in doors and 2 loading docks.

The property is located just 1.5 miles from the Long Island Expressway, making this location suitable for distribution to the boroughs of NYC and all points east. Additionally, the site is just a 9 minute walk to the M Train at Fresh Pond Road, and half a block to the Q58 bus.

Block / Lot	3608 / 290
Available Space	84,000 sf
Ceiling Height	19' Clear
Loading	2 Drive-in Doors 2 Loading Docks
Office Space	6,000 sf
Zone	M1-1
Power	Heavy
Possession	Available Immediately
Asking Price	\$17.00 psf gross



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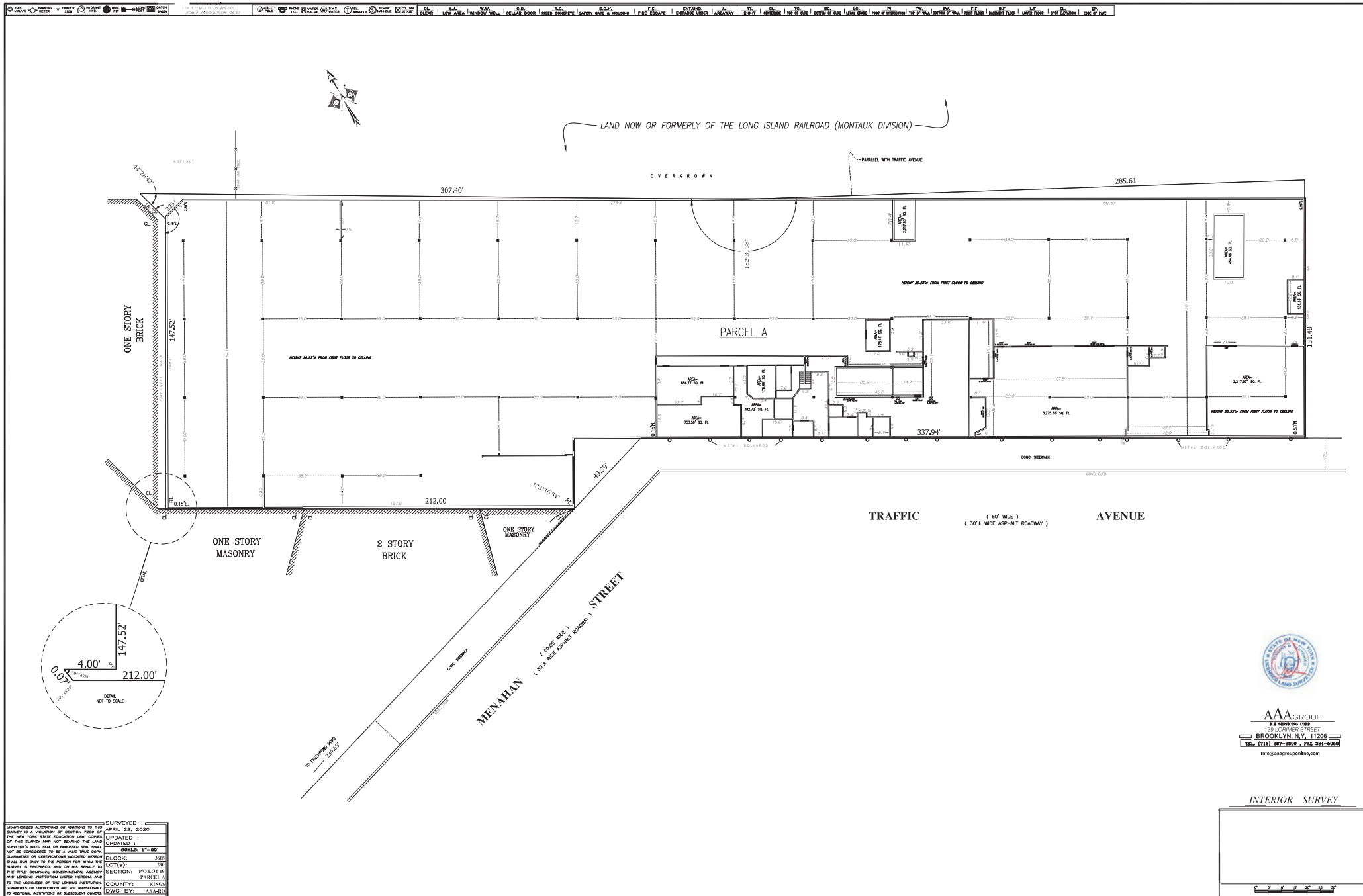
Property Images



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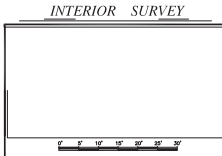
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Property Survey



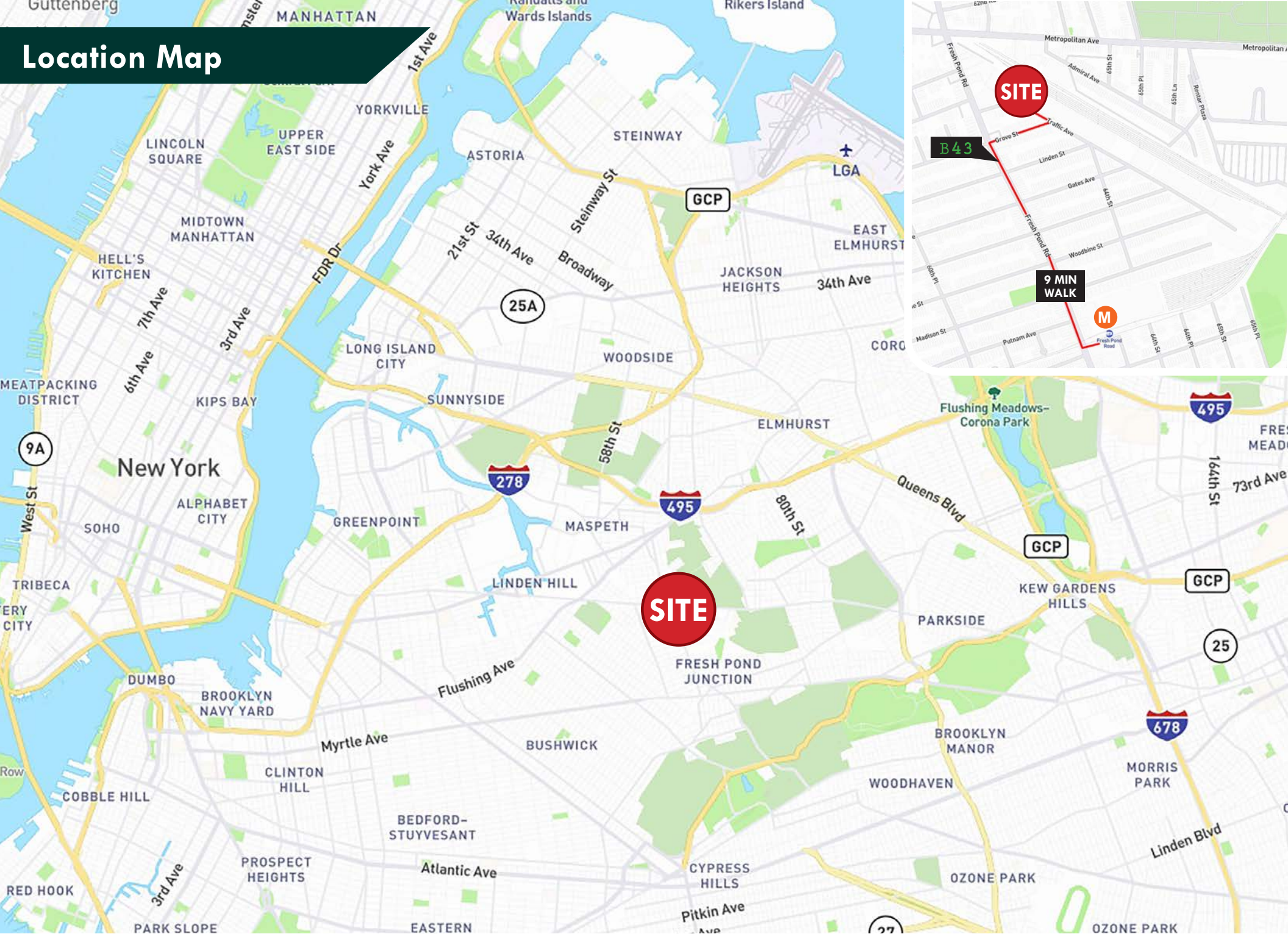
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APRIL 22, 2020
UPDATED :
UPDATED :
SCALE: 1"=40'
BLOCK: 3488
LOT(S): 291
SECTION: FOLET ST
LOT(S): PARCEL A
COUNTY: KINGS
DWG. BY: AAA&S

AAA GROUP
 18 HERRICK COURT
 130 LORIMER STREET
 BROOKLYN, N.Y. 11205
 TEL: (718) 867-8800 • FAX: 867-8500
 info@aaagroup.com



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Location Map



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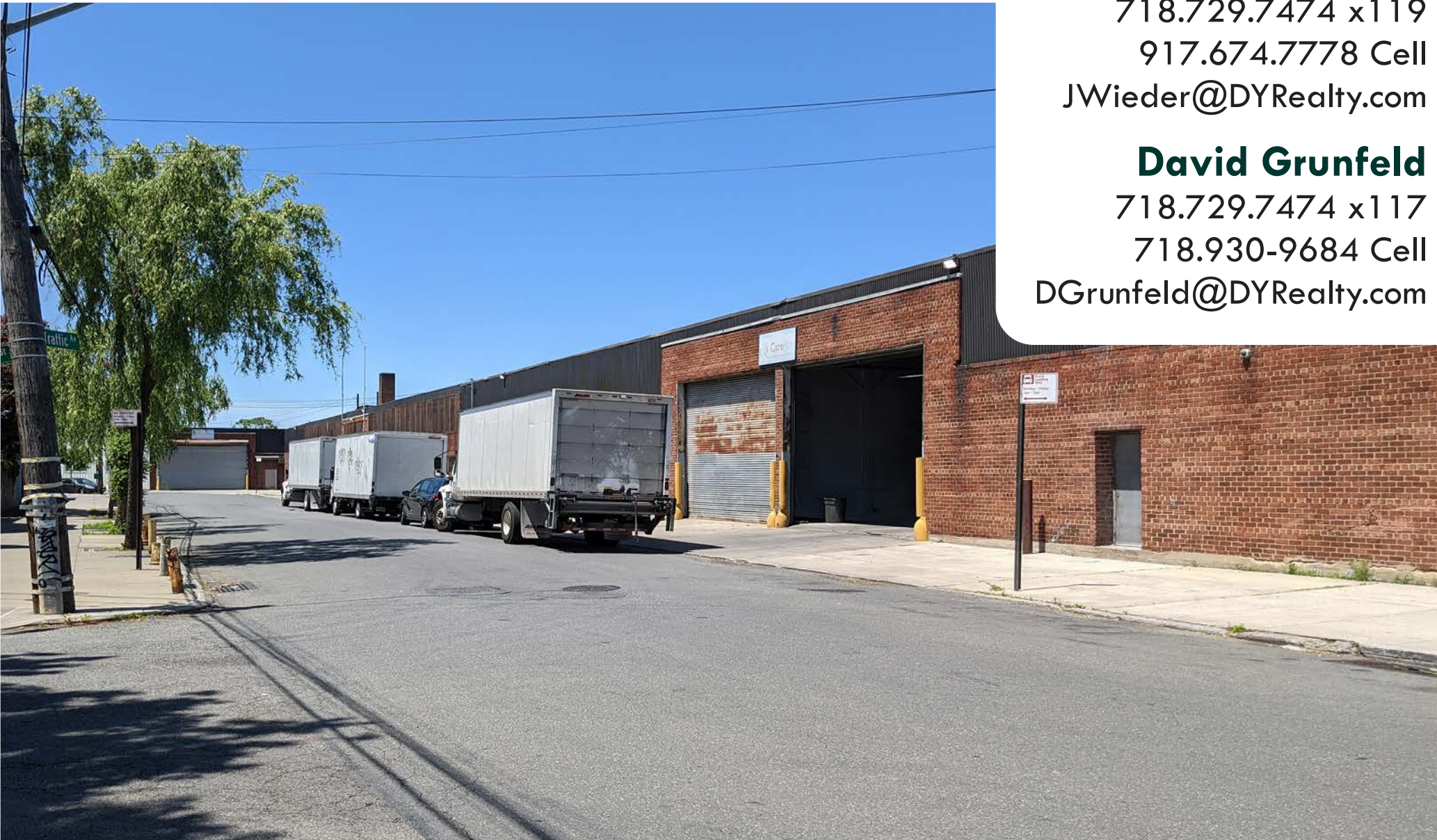
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