



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**182-20 LIBERTY AVENUE**

**JAMAICA, NY 11412**

**User / Investor  
Opportunity For Sale  
182,200 Sq. Ft.  
1-Story Building Plus  
50,000 Sq. Ft. Truck  
Court/Parking**


Type

**Warehouse / Industrial / Land**

 **SQUARE FOOT**  
**182,200** SF  
BUILDING SPACE

 **ZONING**  
**M1-1**

 **CLEAR HEIGHT**  
**18'**

 **PARCEL ID**  
**10343**  
BLOCK

 **LOADING**  
**19** LOADING DOCKS  
**2** DRIVE-INS

 **LOT**  
**47**

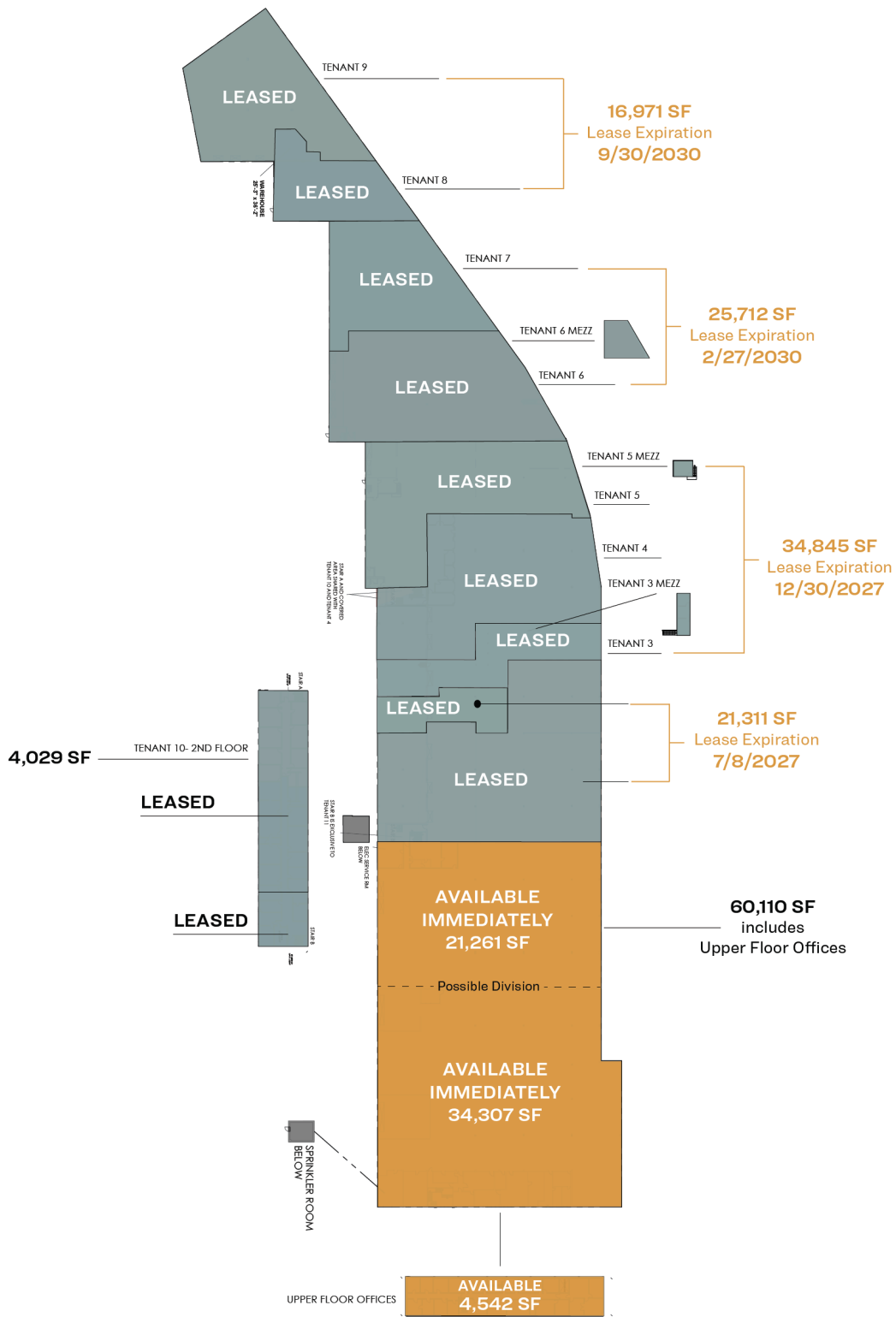
**PRICE**

**Upon Request**

**718-784-8282 / PINNACLERENY.COM**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# FLOOR PLAN

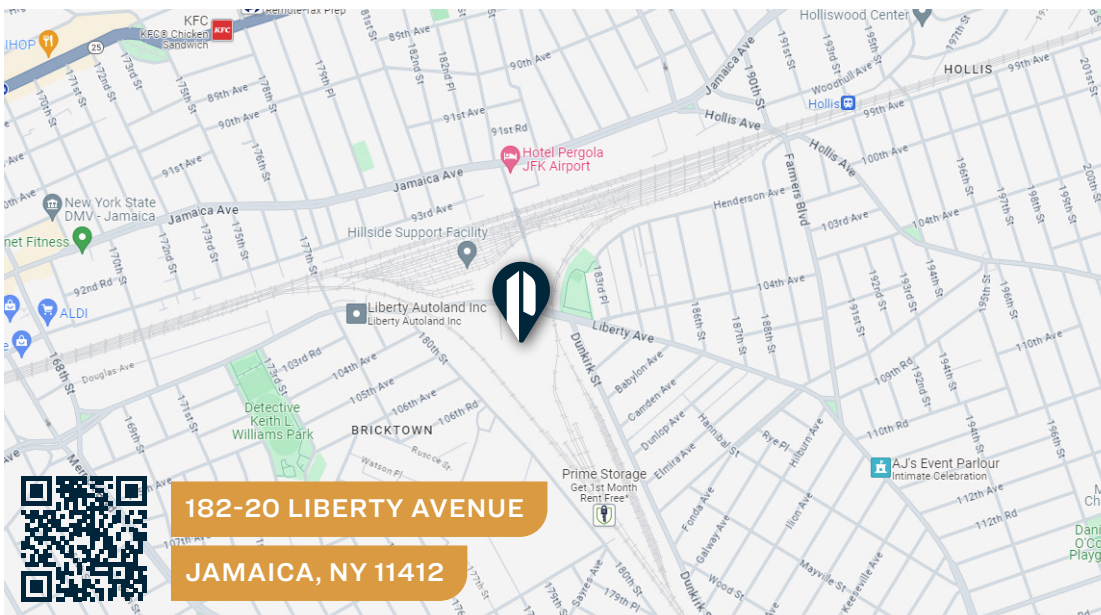


# Property Overview

- **Operational efficiency:** Streamline your workflow with 19 strategically placed loading docks, and ample off-street parking. Reduce downtime and boost productivity.
- **Prime location:** Situated just minutes from JFK Airport, your business thrives in a vibrant hub of commerce and transportation. Reach new markets and expand your reach effortlessly.
- **Capital Improvements Completed:** Current ownership invested \$7,500,000 in Capital Improvements.
  - New Roof
  - Parking Lot Pavement
  - Exterior Lighting
  - Fire Alarm
  - Facade
- **Capital Improvements Underway:**
  - New LED Lighting
  - Freshly Painted
  - Upgraded Gas Lines
  - Demo Area for New Office/ Showroom/Flex Space on 2nd Fl.
  - Possibility to Add Drive in Doors and Additional Loading Platform

## Features

- 1-Story Building  
**182,200 Sq. Ft. Available**
- Flexible Warehouse Solutions From 25,000 Sq. Ft. and Up
- Units Can Be Combined
- ±50,000 Sq. Ft. Shared Fenced and Paved Parking
- 19 Loading Docks
- 18 Ft. Ceiling
- Off Street Loading
- 3,700 AMPS
- Partial Second Floor - HVAC Office/Showroom/Flex Space



## TRANSPORTATION

VAN WYCK EXPY



JAMAICA AVENUE

LIBERTY AVENUE



JAMAICA - 179TH STREET



Q83: LIBERTY AVE /183TH STREET

X4: LIBERTY AVE /184TH STREET



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TITLE NO. 913674 THIS SURVEY WAS ALTERED BY VISUAL EXAMINATION OF PREMISES ON NOVEMBER 23, 2020, BY FEHRINGER SURVEYING, P.C., 2200 JACKSON AVENUE, SEAFORD, NY 11783 (516) 763-5515 PS@Fehringersurveying.com SEE ( 1 ) ITEM(S) MARKED ( A )

THIS SURVEY IS CERTIFIED TO:

- 1.
- 2.
3. Royal Abstract of New York LLC
4. Chicago Title Insurance Company

THIS SURVEY IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL. IT IS NOT TO SCALE AND USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEYOR WILL NOT BE LIABLE.

**CERTIFIED TO:**

CHEMICAL BANK IT'S SUCCESSORS AND/OR ASSIGNS  
CHICAGO TITLE INSURANCE COMPANY  
LEX TERRAE, LTD.

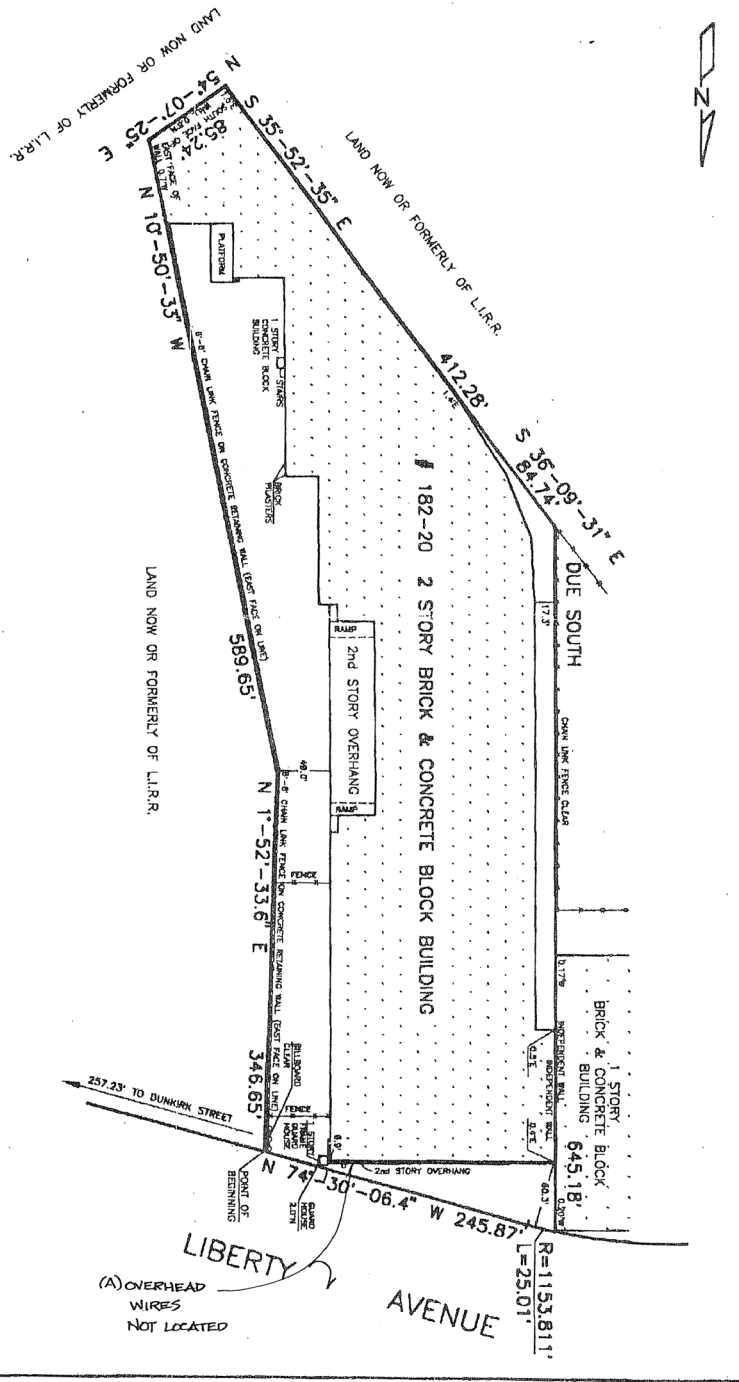
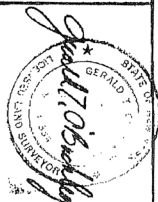
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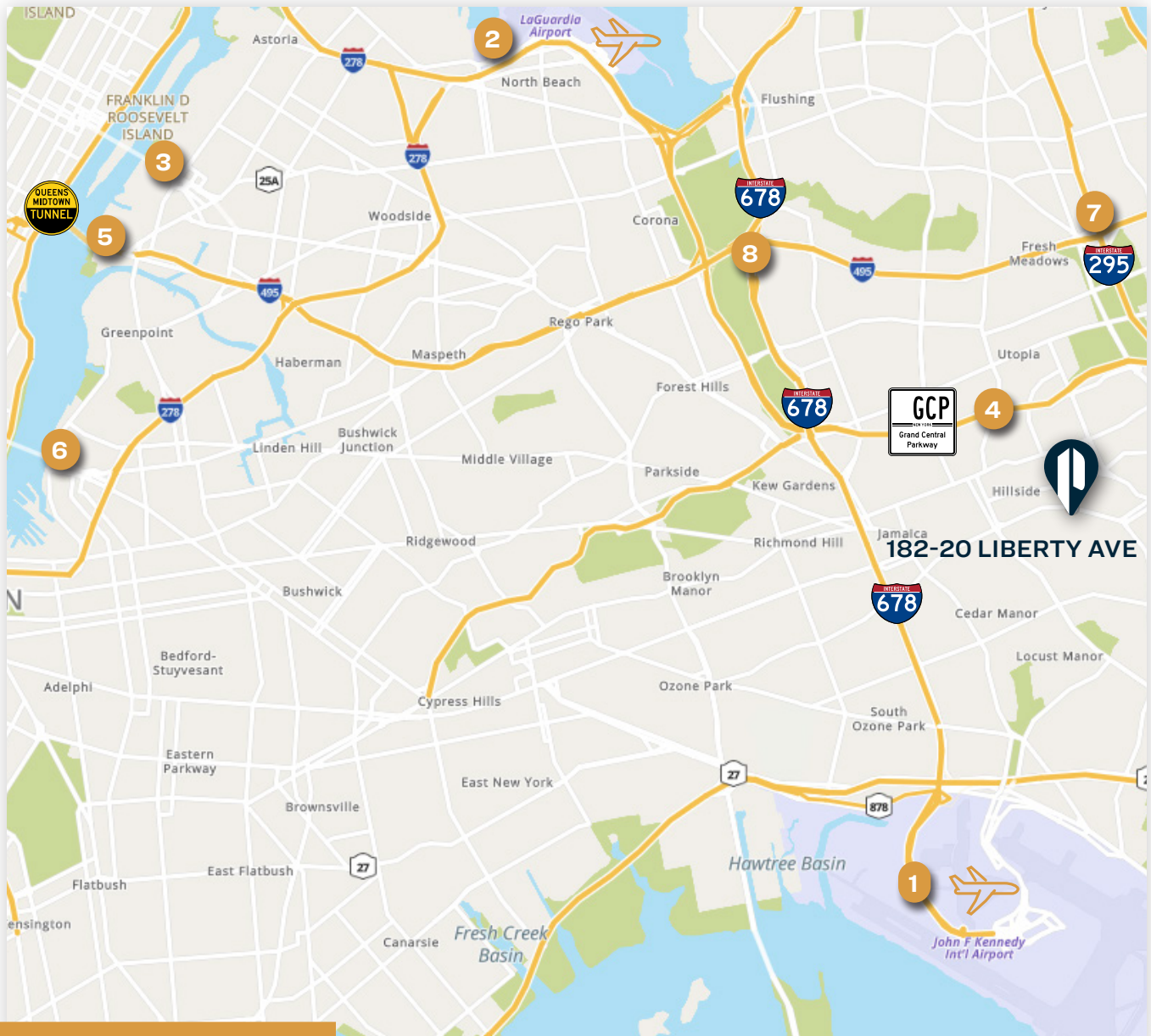
TAX MAP  
SECTION 45  
BLOCK 10343  
LOT 47

FILED MAP  
SECTION  
BLOCK  
LOT









DATE SURVEYED:  
JULY 30, 1996  
GRAND T. BRONXVILLE, N.Y.  
NEW YORK LICENSE 04834  
172-45 HENRIET ROAD  
BRONX, N.Y. 10454  
TELEPHONE (718) 628-7434  
FAX (718) 628-0445

BOROUGH OF QUEENS  
COUNTY OF QUEENS  
STATE OF NEW YORK





## KEY DISTANCES

1		<b>JFK AIRPORT</b>	5 MI	5		<b>QUEENS MIDTOWN TUNNEL</b>	14 MI
2		<b>LGA AIRPORT</b>	8 MI	6		<b>WILLIAMSBURG BRIDGE</b>	14 MI
3		<b>QUEENSBORO BRIDGE</b>	13 MI	7		<b>CLEARVIEW EXPY</b>	2.4 MI
4		<b>GRAND CENTRAL PARKWAY</b>	1.8 MI	8		<b>VAN WYCK EXPY</b>	5.9 MI

## PICTURES



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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