

# 46-13 27<sup>th</sup> Street, Long Island City

FOR SALE | OWNER USER WAREHOUSE BUILDING | LONG ISLAND CITY, NY



ASKING PRICE

**\$3,950,000**

## PROPERTY INFORMATION

Address	46-13 27 <sup>TH</sup> Street, Long Island City, NY 11101
Block/Lot	271 / 6
Lot Area (Approx.)	6,000 SF
Building Dimensions	55' x 91'
Building SF (Approx.)	10,000 Sq. Ft.
Stories	2
Ceiling Height	12' Clear
Loading Docks	2
Drive-in Bay	1
Year Built	1940
Zoning	(M1-4) industrial
Assessment (26/27)	\$475,920 (Tentative)
Tax Rate (Tax Class 4)	10.848%
RE TAXES (26/27)	\$51,627.80 (Tentative)

## INVESTMENT HIGHLIGHTS

- Prime Long Island City warehouse seconds from the Queensboro Bridge with immediate Midtown Manhattan Access
- Approx 10,000 SF industrial Building with flexible warehouse/distribution potential
- Two loading Docks allowing efficient shipping and logistics operations
- M1-4 Zoning permitting warehouse, industrial, commercial and manufacturing uses
- Walking distance to the 7 Train and LIRR at Hunters Point Avenue
- Qualified Opportunity Zone with potential tax benefits
- Currently split into two equal spaces, making this ideal for an investor and/or owner user

### Contact Exclusive Agents for Additional Information:

**Thomas A. Donovan**

PRESIDENT  
QUEENS INVESTMENT SALES

646.502.3481

[tdonovan@meridiancapital.com](mailto:tdonovan@meridiancapital.com)

**Tommy Lin**

VICE PRESIDENT  
INVESTMENT SALES

646.502.3484

[tlin@meridiancapital.com](mailto:tlin@meridiancapital.com)

**Eugene Kim**

VICE PRESIDENT  
INVESTMENT SALES

646.502.3483

[ekim@meridiancapital.com](mailto:ekim@meridiancapital.com)

**James Rusk**

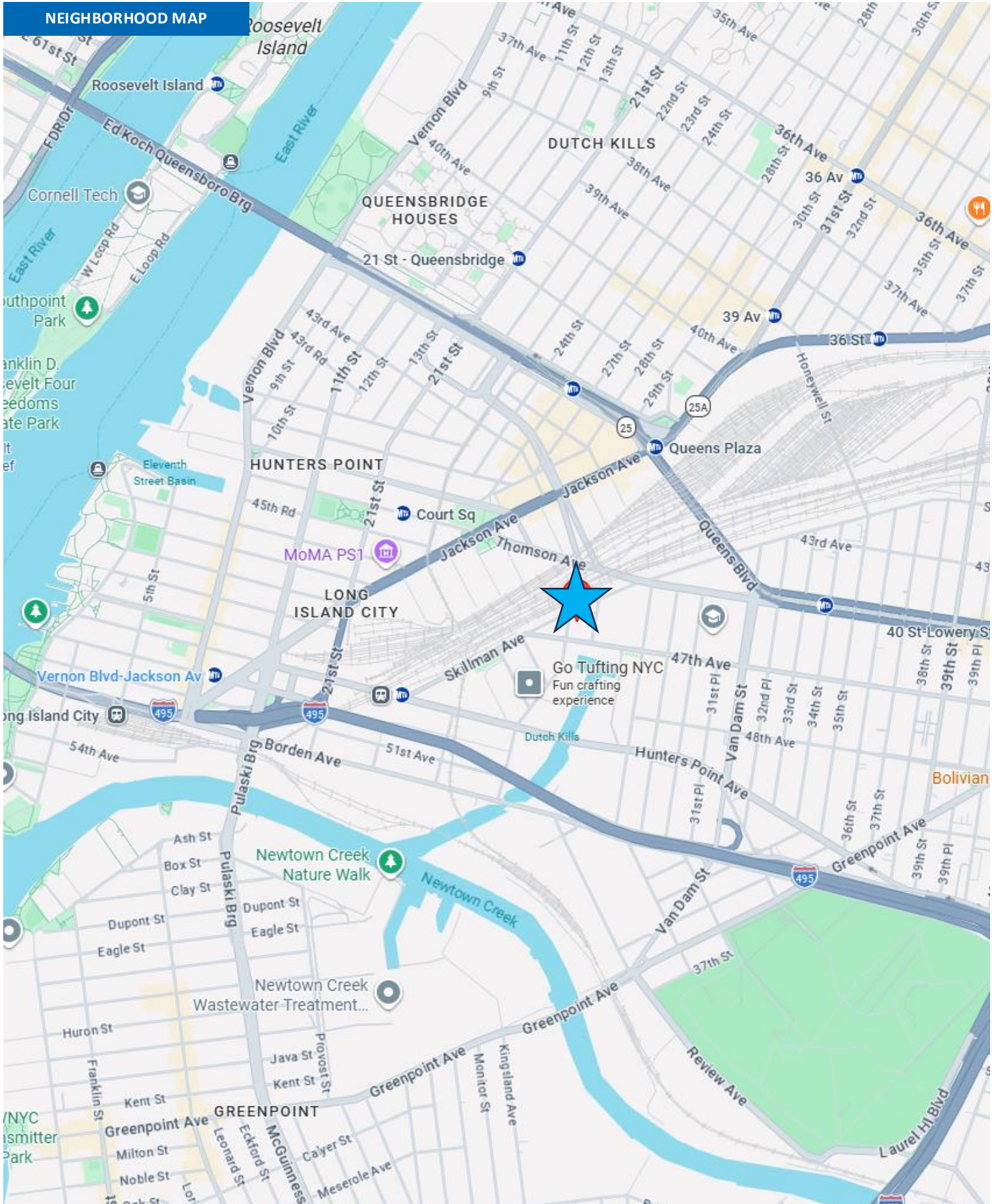
ASSOCIATE  
INVESTMENT SALES

212.972.3600

[jrusk@meridiancapital.com](mailto:jrusk@meridiancapital.com)

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## PROPERTY PHOTOS

