



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



115-05 15TH AVENUE

COLLEGE POINT, NY 11356

57,539 Sq. Ft. Warehouse Plus 5,200 Sq. Ft. Land For Sale

Ideal for User or Investor

Type


Warehouse / Industrial / Land

SQUARE FOOT
 **57,539**^{SF BLDG}
5,200^{SF LAND}

CLEAR HEIGHT
 **16'**

ANNUAL R.E. TAXES
 **\$187,901**

ZONING
 **M1-1**

PARCEL ID
 **4067**
BLOCK

 **15**
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

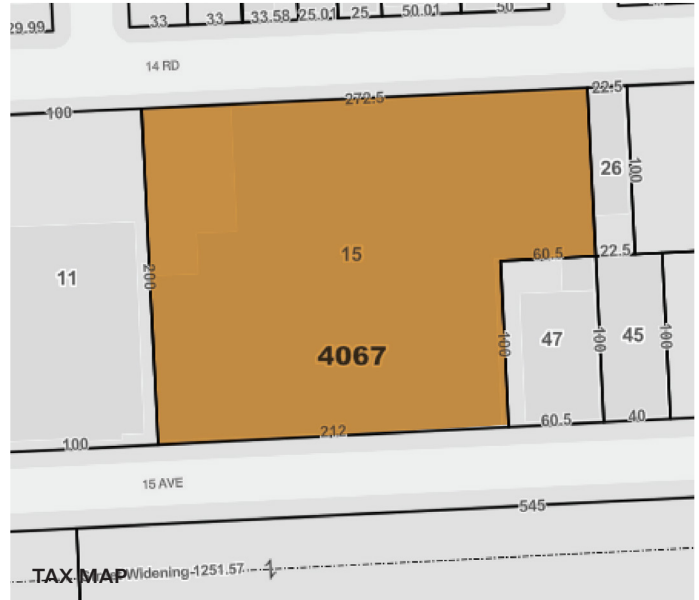
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

- Total Building: 57,539 Sq. Ft.
- Building Dimensions: 167 x 199
- Lot: 48,450 Sq. Ft.
- Lot Dimensions: 272 x 200
- Double Ground Floor Building
- Direct Loading to Each Floor
- 2 Straight Access
- Lots of Natural Light
- 2,400 Amps of Power (1,200 Amps on Each Floor)
- 5,200 Sq. Ft. Parking
- Wet Sprinkler
- Gas Heat
- Can Be Delivered Vacant or Possibly Sale / Lease Back for 31,091 Sq. Ft.

Section A - 14th Road Frontage

- 26,448 Sq. Ft.
- 2 Exterior Loading Docks
- 16' Ceiling Height



- 36' x 23.5' Column Span
- 3,000 Sq. Ft. Office

Section B - 15th Avenue Frontage

- 31,091 Sq. Ft.
- 1 Interior Loading Dock - 50' Deep
- 16' Ceiling Height
- 32' x 23.5' Column Span



TRANSPORTATION



WHITESTONE
EXPY
CROSS ISLAND
PKWY
WHITESTONE
BRIDGE



Q65: 15TH AVE /
114TH STREET



115-05 15TH AVENUE

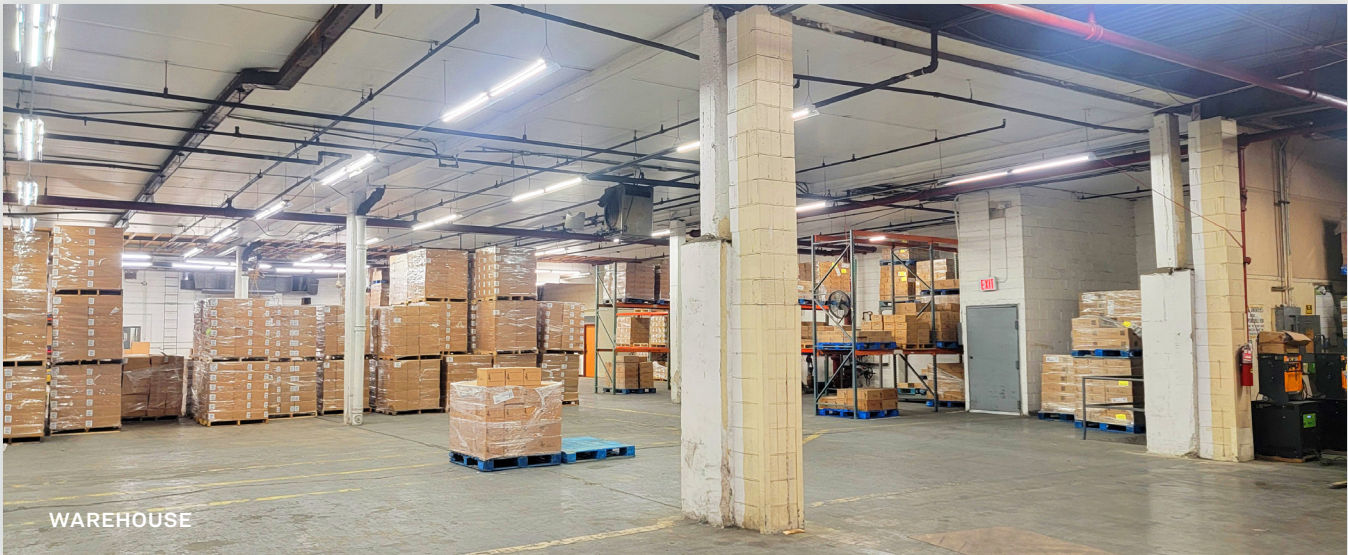
COLLEGE POINT, NY 11356



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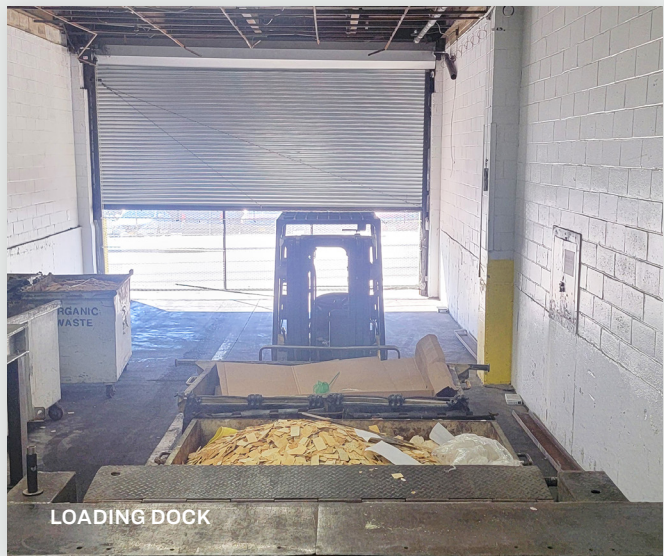
PICTURES



WAREHOUSE



WAREHOUSE

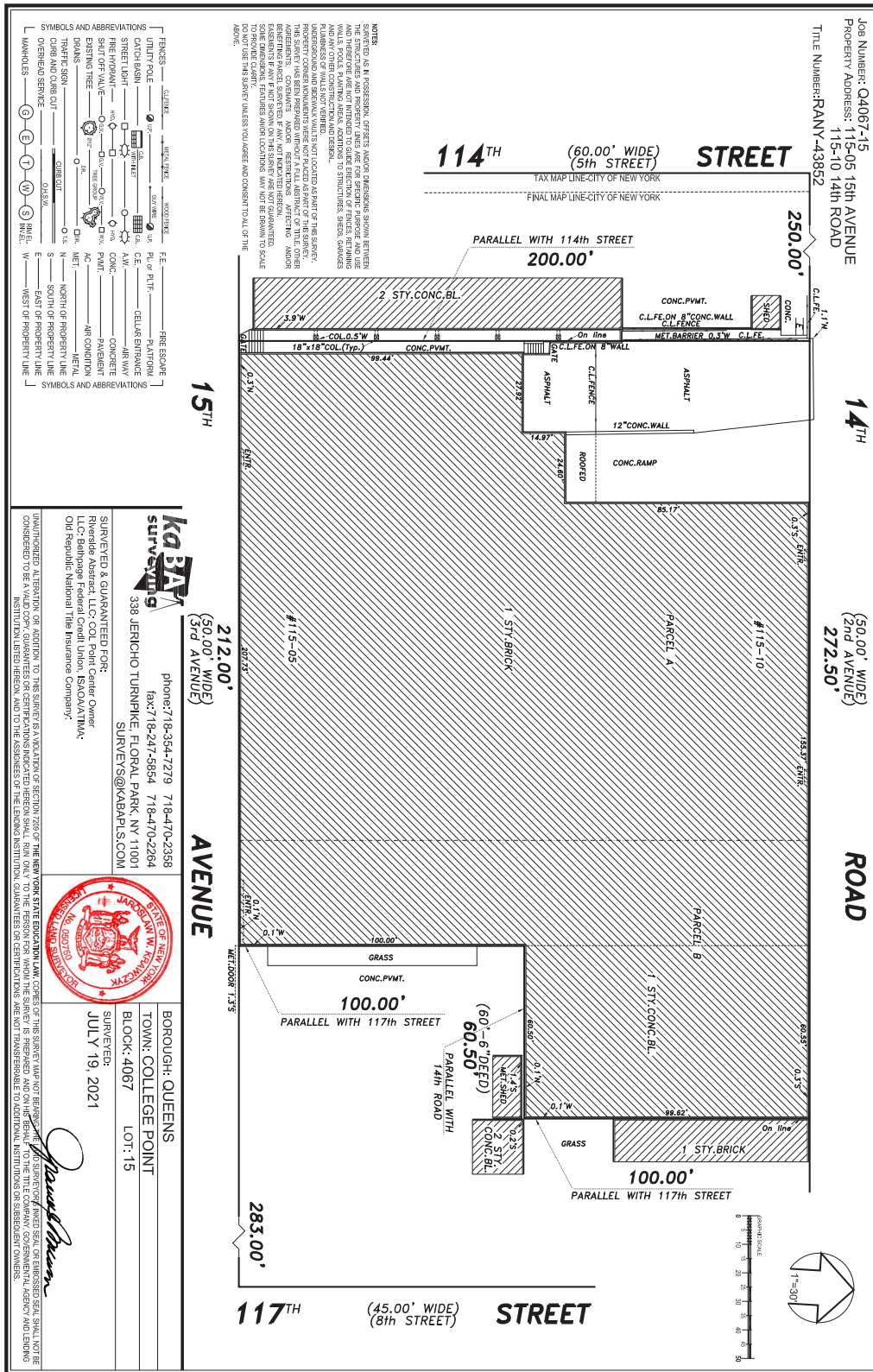


LOADING DOCK



YARD





Job Number: Q4067-15
 Property Address: 115-05 15th Avenue
 115-10 14th Road
 Title Number: RANY-43852

(50.00' WIDE)
 2nd AVENUE
 272.50'

ROAD

NOTES:
 1. THIS SURVEY IS A VILLAGER'S SURVEY AND THE BOUNDARIES SHOWN THEREON ARE THE RESULT OF A FIELD SURVEY AND NOT A RECONSTRUCTION OF AN EXISTING SURVEY. THE SURVEYOR HAS BEEN PREPARED TO FURNISH ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE CLIENT. THE SURVEYOR HAS BEEN PREPARED TO FURNISH ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE CLIENT. THE SURVEYOR HAS BEEN PREPARED TO FURNISH ALL NECESSARY INFORMATION AND DOCUMENTATION TO THE CLIENT.

SYMBOLS AND ABBREVIATIONS

UTILITY POLE	CLIENT	WATER LINE	SEWER LINE	FE	FL	FLTR	FLTR
CONCRETE	CONC.	ASPHALT	ASPH	CEILING	CELLAR	REINFORCED	CONCRETE
EXISTING TREE	EXISTING	PROPOSED TREE	PROPOSED	EXISTING WALL	EXISTING	PROPOSED WALL	PROPOSED
PROPOSED WALL	PROPOSED	PROPOSED WALL	PROPOSED	PROPOSED WALL	PROPOSED	PROPOSED WALL	PROPOSED

KAPAP SURVEYING

338 JERICHO TURNPIKE, FLORENZ PARK, NY 11001
 phone: 718-364-7279 718-470-2368
 fax: 718-247-5864 718-470-2264
 SURVEYS@KAPAP.COM

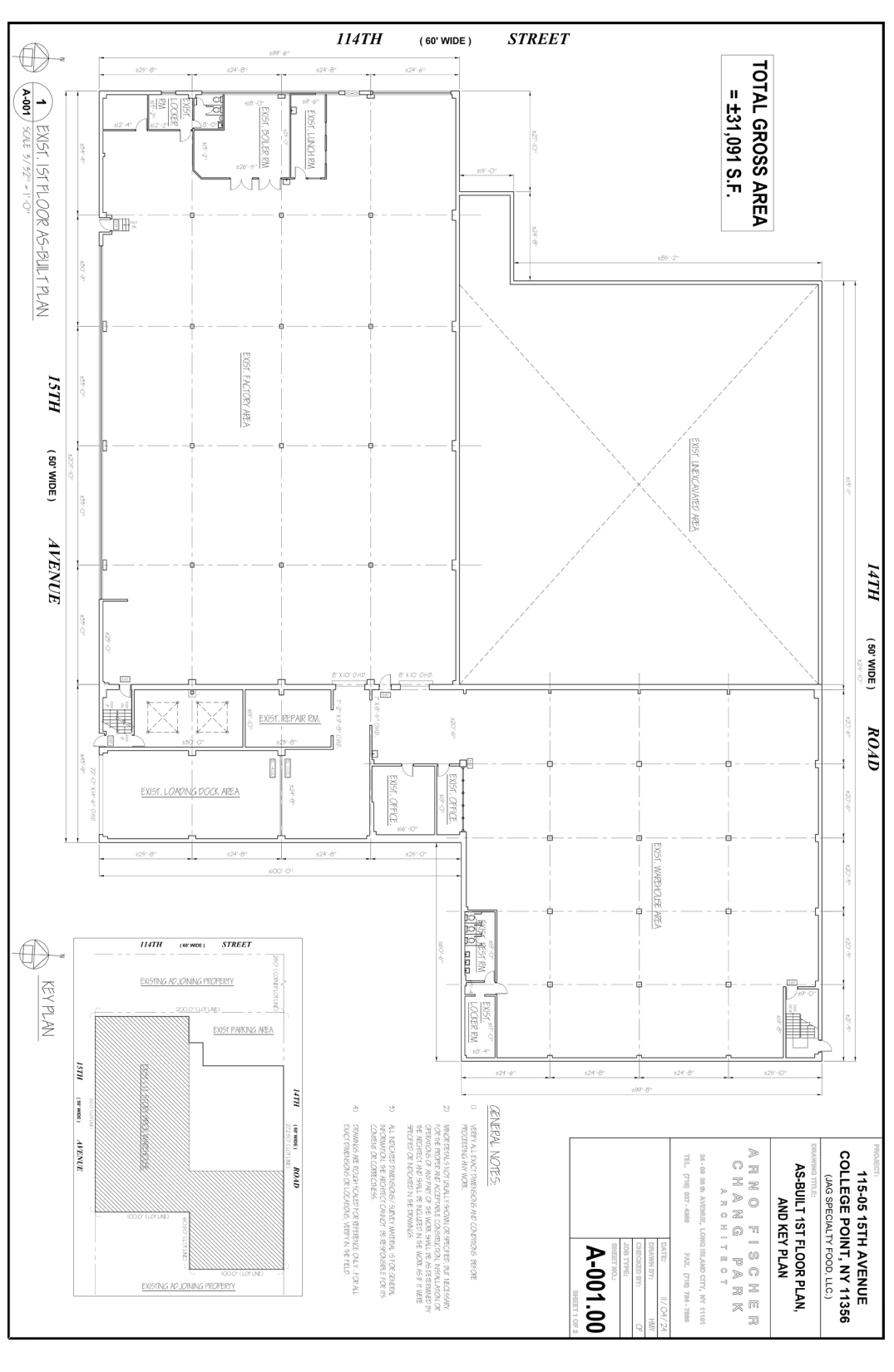
SURVEYED & GUARANTEED FOR:
 Riverside Abstract LLC, PO Box 1000, ISHAKATIM,
 LLC, Bedpage Federal Credit Union, ISHAKATIM,
 Old Republic National Title Insurance Company



BOROUGH: QUEENS
 TOWN: COLLEGE POINT
 BLOCK: 4067
 LOT: 15
 SURVEYED:
 JULY 19, 2021



FLOOR PLAN - 1ST FLOOR



**TOTAL GROSS AREA
= ±31,091 S.F.**

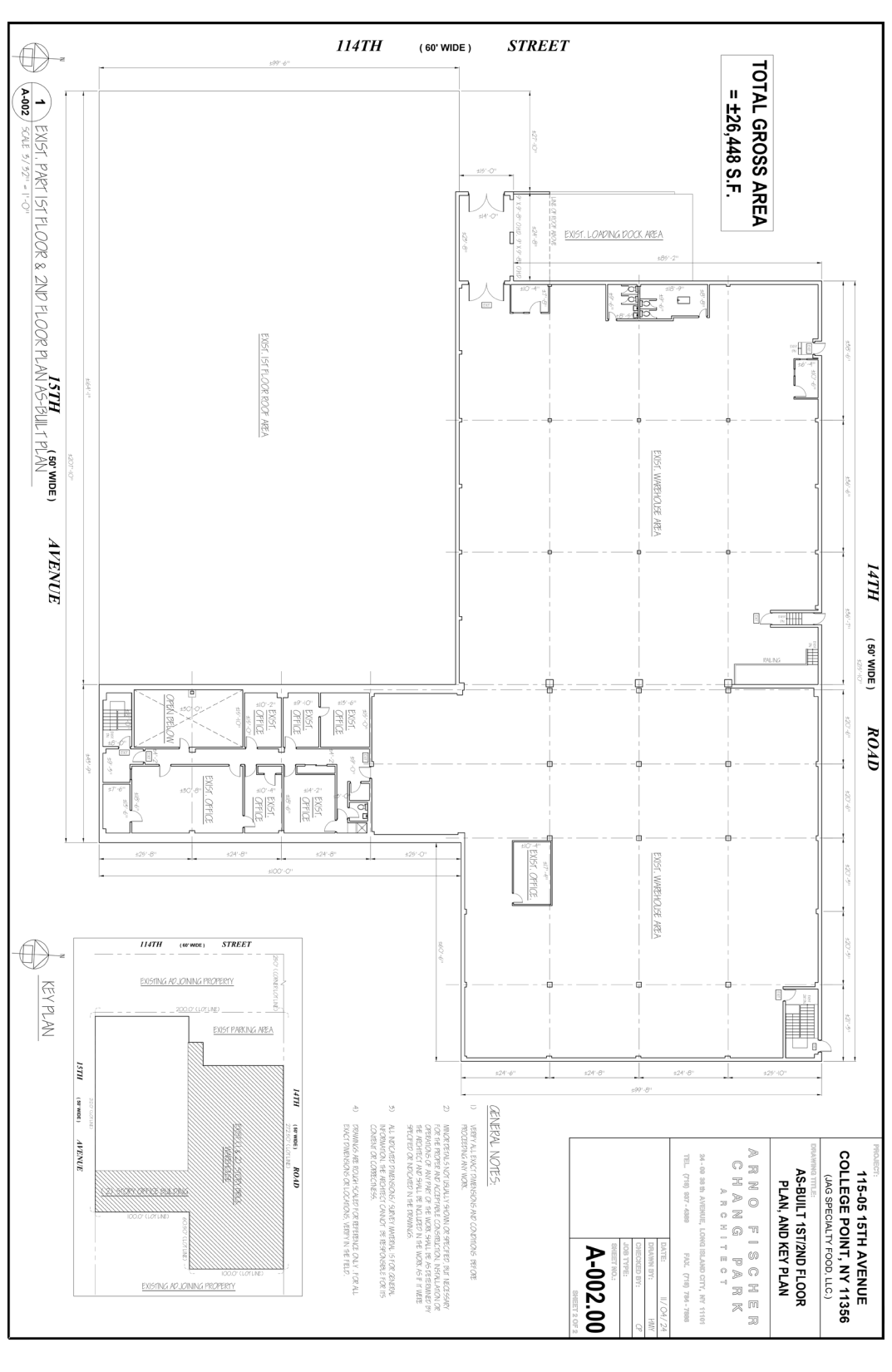
1 EXIST. 1ST FLOOR AS-BUILT PLAN
A-001 SCALE 3/16" = 1'-0"

KEY PLAN

- GENERAL NOTES:**
- 1) VERIFY ALL SURVEY CONDITIONS AND CONDITIONS BEFORE BEGINNING WORK.
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 - 3) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 - 4) DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.

115-05 15TH AVENUE COLLEGE POINT, NY 11356 (JAG SPECIALTY FOOD, LLC.)	
DRAWING TITLE: AS-BUILT 1ST FLOOR PLAN, AND KEY PLAN	
ARNO FISCHER CHANG PARK ARCHITECT	
24-10 26TH AVENUE, LONG ISLAND CITY, NY 11101 TEL: (718) 997-4888 FAX: (718) 794-7888	
DATE: 11/04/24 DRAWN BY: HW CHECKED BY: CF JOB TYPE: CR SHEET NO.: A-001.00 SHEET 1 OF 2	

FLOOR PLAN - 1ST & 2ND FLOOR



**TOTAL GROSS AREA
= ±26,448 S.F.**

1 EXIST. PART 1ST FLOOR & 2ND FLOOR PLANS AS-BUILT PLAN
SCALE 3/16" = 1'-0"

157TH AVENUE

KEY PLAN

115-05 157TH AVENUE
COLLEGE POINT, NY 11356
(JAG SPECIALTY FOOD, LLC.)

DRAWING TITLE:
**AS-BUILT 1ST/2ND FLOOR
PLAN, AND KEY PLAN**

**ARNOLD FISCHER
CHANG PARK
ARCHITECT**

24-109 38th AVENUE, LONG ISLAND CITY, NY 11101
TEL: (718) 397-4888 FAX: (718) 764-7888

DATE:	11/04/24
DRAWN BY:	HW
CHECKED BY:	CF
JOB YEARS:	CF
SHEET NO.:	A-002.00
SHEET 1 OF 2	

- GENERAL NOTES:**
- 1) VERIFY ALL SIZES, CONDITIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
 - 2) THIS DRAWING IS FOR INFORMATION ONLY. IT DOES NOT REPRESENT ANY CONTRACT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL SIZES, CONDITIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
 - 3) ALL EXISTING DIMENSIONS, CONDITIONS, SIZES AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH WORK.
 - 4) DIMENSIONS ARE GIVEN SQUARE UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN TO FACE UNLESS OTHERWISE NOTED.

ACCESSIBILITY

Ideally Positioned



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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