



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



1-85 WOODWARD AVENUE

RIDGEWOOD, NY 11385

Ideal for Owner-User or Investor/Developer

2 Drive-In Doors
Short Walk to the  Train!

Type

Warehouse / Industrial / Retail / Development



SQUARE FOOT

6,350_{RSF}



CLEAR HEIGHT

14'



LOADING

2 DRIVE-IN DOORS

ZONING



**R6B, C2-3
Use Group
17B C.O**

PARCEL ID



**3377
BLOCK**



**86
LOT**

PRICE

Upon Request

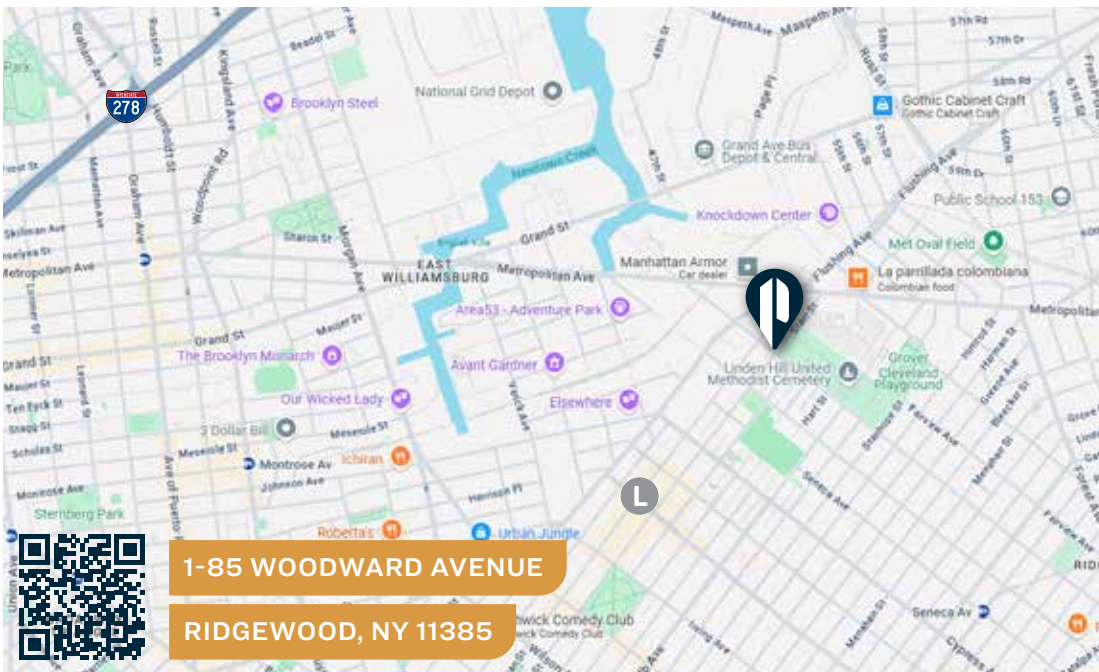
718-784-8282 / PINNACLERENY.COM

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

Features

- 6,350 Sq. Ft. Building
- 5,000 Sq. Ft. Ground Floor
- 2 Drive-In Doors
- Gas Heat Plus Partial Air Conditioning
- 1,350 Sq. Ft. 2nd Floor Office
- Restroom
- Kitchenette
- Air Conditioning
- Residential – As of Right
- Residential FAR: 2.0
(up to 2.4 with Inclusionary Housing)
- Approx. 10,000-12,000 Buildable Square Feet
- Flexible Multi-Purpose Zoning – Allows for Industrial, Commercial, Residential, Retail, and Mixed-Use Development
- Use Group 17 B Certificate of Occupancy



TRANSPORTATION



JEFFERSON STREET



QUEENS MIDTOWN EXPY

LONG ISLAND EXPRESSWAY

BQE

WILLIAMSBURG BRIDGE



B38: STARR ST/
WOODWARD AVE

B57: FLUSHING
AVE/WOODWARD
AVE



LOCAL BUSHWICK BUSINESSES

1 NETFLIX	8 TORTILLERIA MEXICANA	15 TURK'S INN SULTAN ROOM
2 L TRAIN	9 MOMINETTE	16 VINYL FANTASY
3 ICHIRAN	10 SEA WOLF BROOKLYN	17 SYNDICATED BAR THEATRE KITCHEN
4 HOUSE OF YES	11 BUNNA CAFÉ	18 JUNIPER DISCO
5 ROBERTA'S	12 COBRA CLUB	19 SILO
6 ELSEWHERE	13 PEARL'S SOCIAL & BILLY CLUB	20 THE BUSH
7 99 SCOTT	14 URBAN JUNGLE	21 KINGS CNTY BREWERS COLLECTIVE



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:



JAMES EGE
Salesperson
jege@pinnaclereny.com
718-371-6423



PAUL BRALOWER
Associate Broker
pbralower@pinnaclereny.com
718-371-6402