



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**78-01 COOPER AVENUE**


**MIDDLE VILLAGE, NY 11379**

# 19,550 SF Plus 3,700 SF Yard Sale/Lease

Central Queens Location with  
Five Drive-In Doors and  
One Large Loading Dock

Type


**Warehouse / Land / Industrial**


SQUARE FOOT  
 **19,550<sup>SF</sup> BLDG**  
**3,700<sup>SF</sup> YARD**

CLEAR HEIGHT  
 **13.5' - 18'**

LOADING  
 **5 DRIVE-IN DOORS**  
**1 LARGE LOADING DOCK**

ZONING  
 **M1-1**

PARCEL ID  
 **3798**  
BLOCK

 **2, 40, 44**  
LOTS

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

- 3 Properties
- Totaling 19,550 Sq. Ft.
- 3,700 Sq. Ft. Yard
- 23,200 Sq. Ft. Total Plot Size
- Can be Sold or Leased Together or Separately
- New Roof—18 months old
- Each Building has Separately Metered Utilities and Bathrooms
- Ideal for Multiple Tenants
- Rooftop Solar Panels
- Upgraded Electrical Service

## A 69-63 78th St

- A.K.A 78-01 Cooper Avenue
- 8,250 Sq. Ft. One-Story Building
- 2 Drive-In Doors
- Small Office Area
- Upgraded Electric
- Floor Drains
- Fully Sprinklered
- Only One Column

## B 78-09 Cooper Ave

- ± 6,000 Sq. Ft. Building
- ± 1,000 Sq. Ft. Fenced Paved Yard
- 1 Drive-In Door
- 1 Large Covered Loading Dock
- 3 Ton Crane
- Column Free
- Gas Heat
- Upgraded Electric

## C 69-60 79th St

- 5,300 Sq. Ft. One-Story Building
- 2,700 Sq. Ft. Yard
- 2 Drive-In Doors
- Built Out Office Space - HVAC
- Multiple Bathrooms
- Conference Room
- Kitchenette
- Gas Heat




78-01 COOPER AVENUE

MIDDLE VILLAGE, NY 11379

## TRANSPORTATION

**M** MIDDLE VILLAGE - METROPOLITAN AVENUE

 LONG ISLAND EXPRESSWAY  
JACKIE ROBINSON PKWY  
VAN WYCK EXPY

 Q29, Q47, Q54: COOPER AVE/ 80TH ST  
Q55: MYRTLE AVE/74 ST

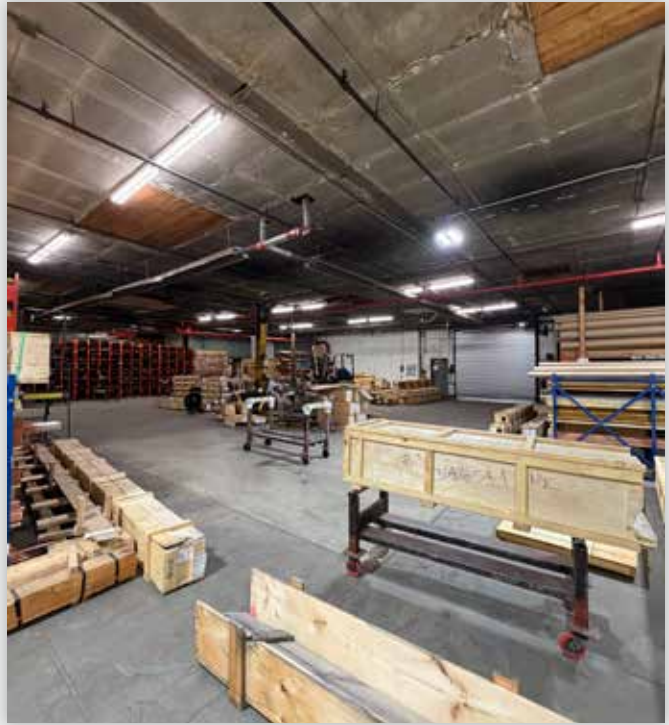


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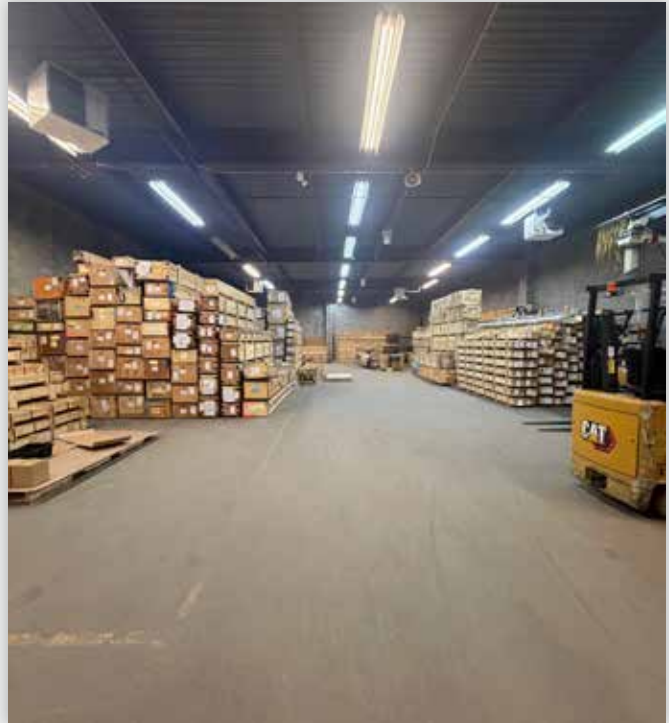
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PICTURES

69-63 78th St



78-09 Cooper Ave



PICTURES

69-60 79th St



FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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