



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



78-09 COOPER AVENUE

MIDDLE VILLAGE, NY 11379

**6,000 Sq. Ft. High
Ceiling Warehouse
with 1,000 Sq. Ft.
Paved Yard
Plus 3 Ton Crane!**

Large Loading Dock + Drive-In
Prime Central Queens Location


Type

Warehouse / Land / Industrial

SQUARE FOOT
 **6,000^{SF} BLDG**
1,000^{SF} YARD

ZONING
 **M1-1**

CLEAR HEIGHT
 **18'**

PARCEL ID
 **3798**
BLOCK

LOADING
 **1 DRIVE-IN DOOR**
1 LOADING DOCK

 **44**
LOT

PRICE

Upon Request

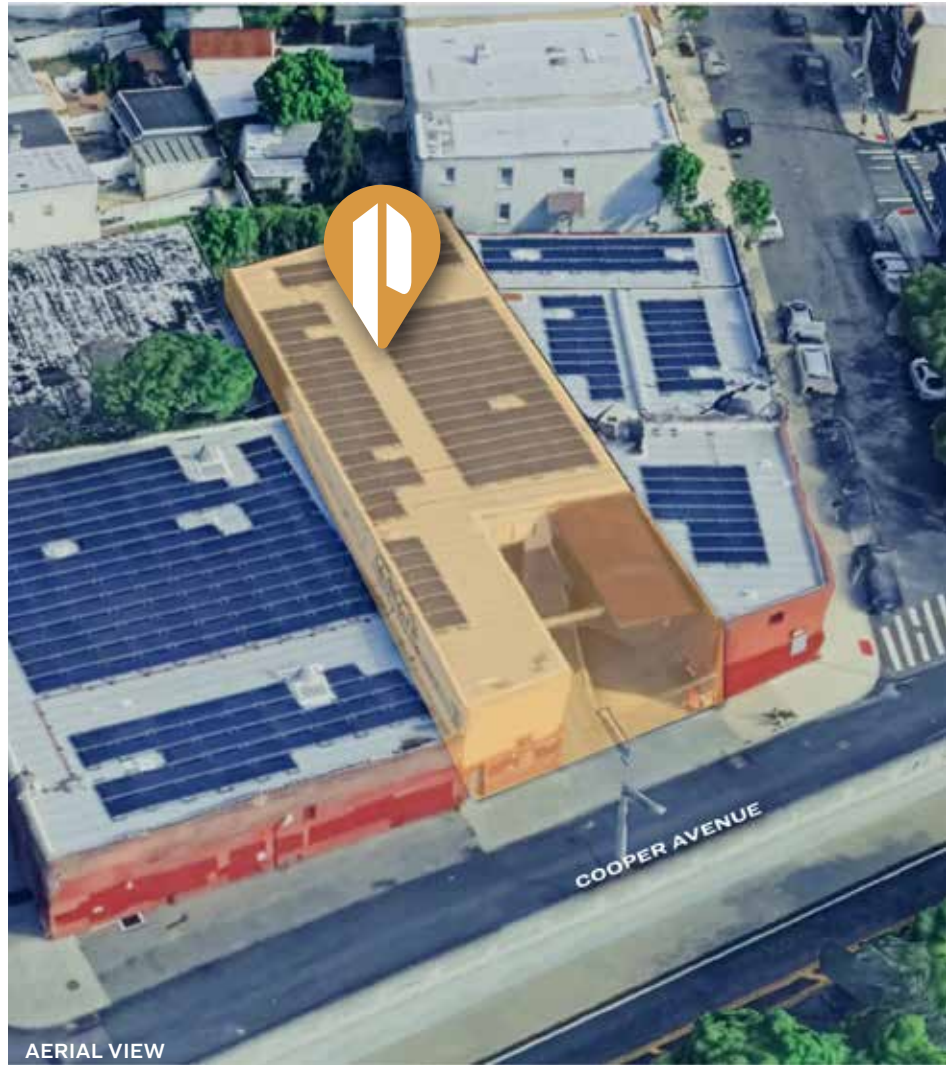
718-784-8282 / PINNACLERENY.COM

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.

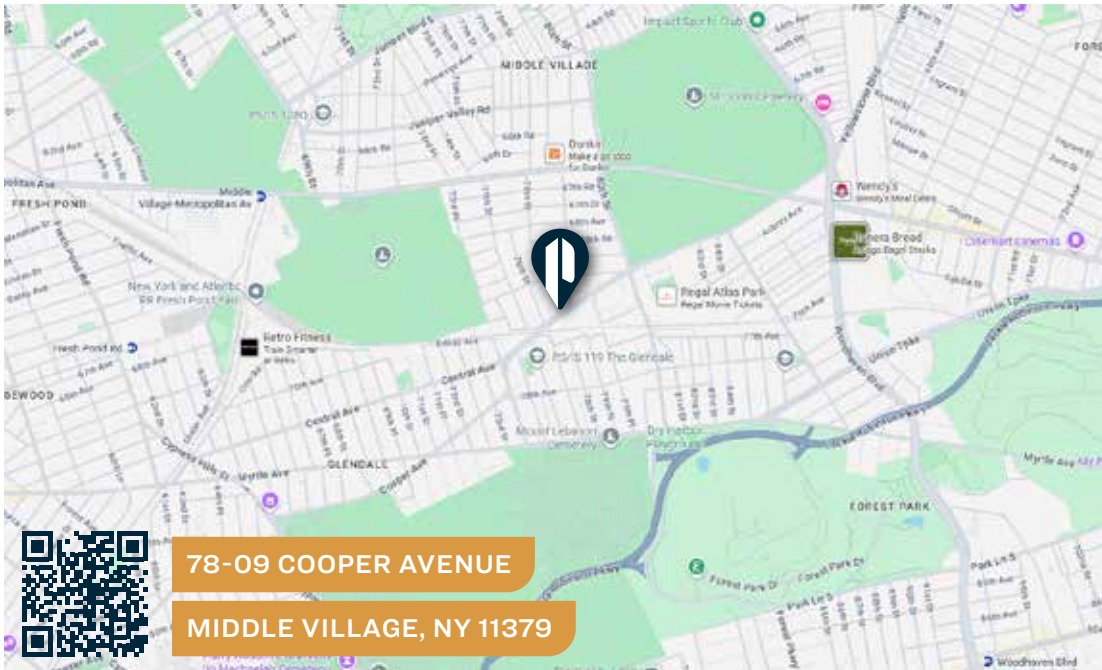
Property Overview

Features

- ± 6,000 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 Electrical Service
- 200 Amps 3 Phase
- New Roof - 18 Month Old
- Can Be Sold or Leased with Neighboring Properties For Additional Space
- Rooftop Solar Panels



AERIAL VIEW



78-09 COOPER AVENUE

MIDDLE VILLAGE, NY 11379

TRANSPORTATION



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



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.

PICTURES



COVERED LOADING DOCK



DRIVE-IN DOOR



WAREHOUSE



CRANE



**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:



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



BRENDAN BURKE
Associate Broker
bburke@pinnaclereny.com
718-371-6403



DAVID JUNIK
Partner
djunik@pinnaclereny.com
718-371-6406