

# 60,000 sf Industrial Building With Interior Parking For Lease

70-10 74th Street, Middle Village, Queens



# Property Description

**DY Realty Group, LLC** has been retained on an exclusive basis to handle the leasing of 70-10 74th Street in Middle Village, Queens.

The building is a total of 60,000 sf, including 25,000 sf of ground floor warehouse space, 24,000 sf of 2nd floor warehouse / manufacturing space, and 11,000 sf of ground floor interior parking. Loading is serviced through 4 interior loading dock positions, 2 drive-in doors, and a combination freight / passenger elevator.

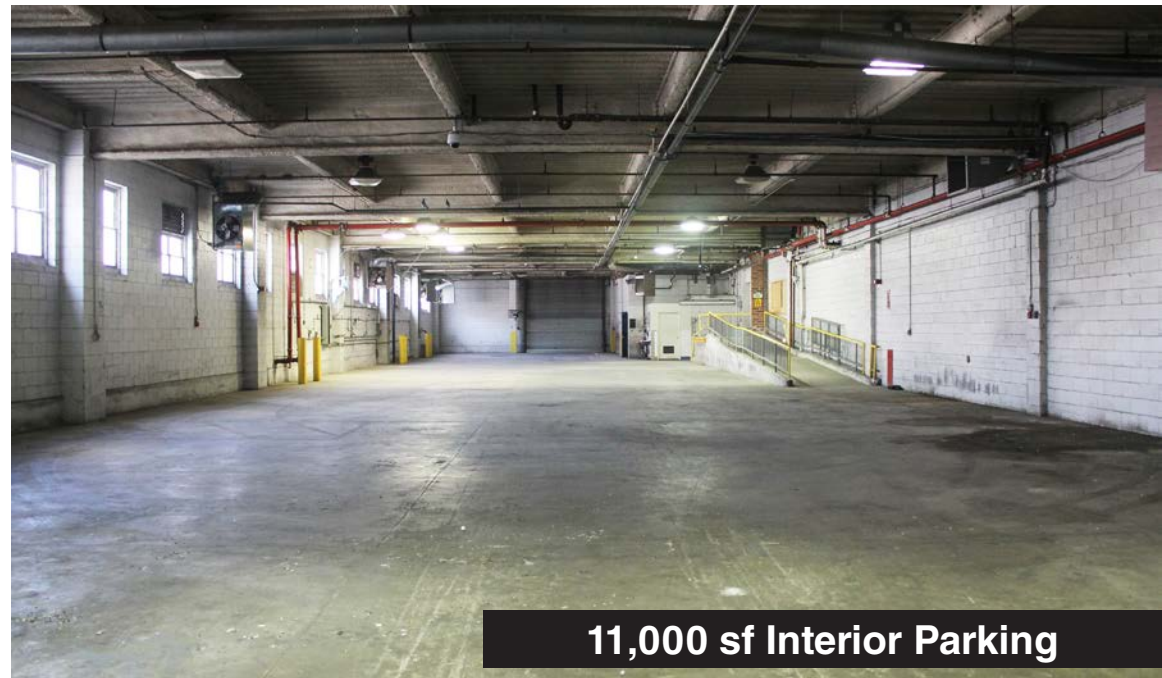
Located in Middle Village, Queens, a half mile from the Q29 and Q67 bus lines.

This building presents the rare opportunity to occupy a very well-maintained industrial building with secure interior parking.

<b>Block / Lot</b>	3791 / 83
<b>Total Building</b>	60,000 sf 2-Story
<b>Total Plot</b>	40,180 sf
<b>Warehouse</b>	25,000 sf Ground 24,000 sf 2nd Floor
<b>Parking</b>	11,000 sf Interior
<b>Loading</b>	4 Interior Loading Docks 2 Drive-in Doors ( <i>Street to Street</i> )
<b>Ceiling</b>	±15' Clear Ground Floor
<b>Elevator</b>	1 Combination Freight / Passenger
<b>Zone</b>	M1-1
<b>Asking Price</b>	<b>Call or E-mail</b>



**25,000 sf Ground Floor Warehouse**



**11,000 sf Interior Parking**

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# Site Plan

25,000 sf  
Ground Floor Warehouse

13,000 sf  
2nd Floor Warehouse

Combination  
Passenger /  
Freight Elevator  
& Stairwell

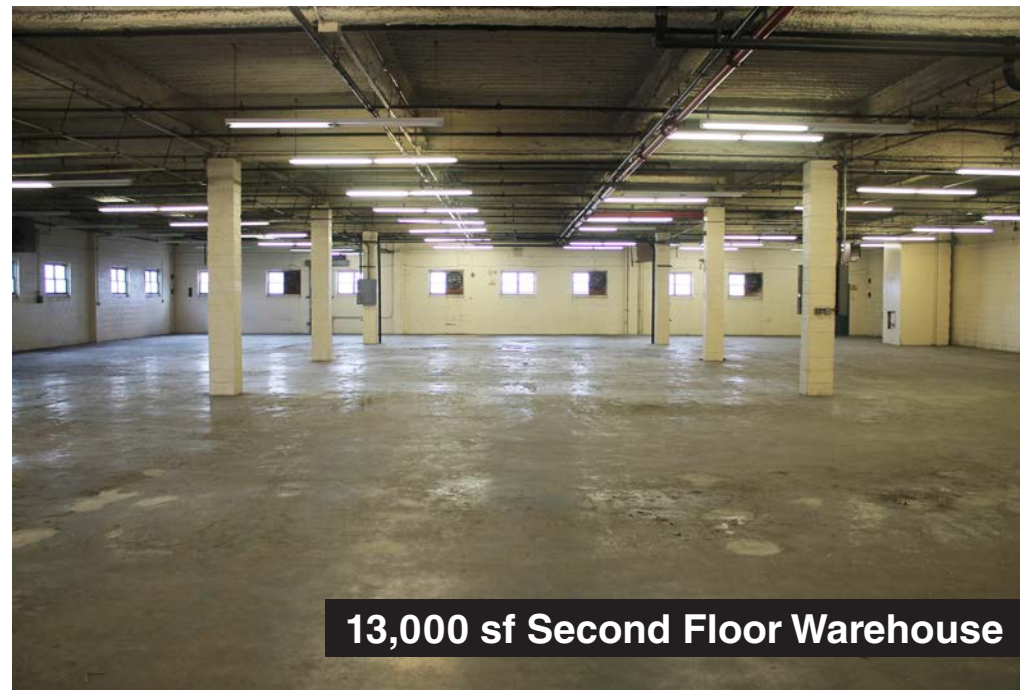
11,000 sf  
2nd Floor Warehouse

11,000 sf  
Interior Parking

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**4 Interior Loading Dock Positions**



**13,000 sf Second Floor Warehouse**

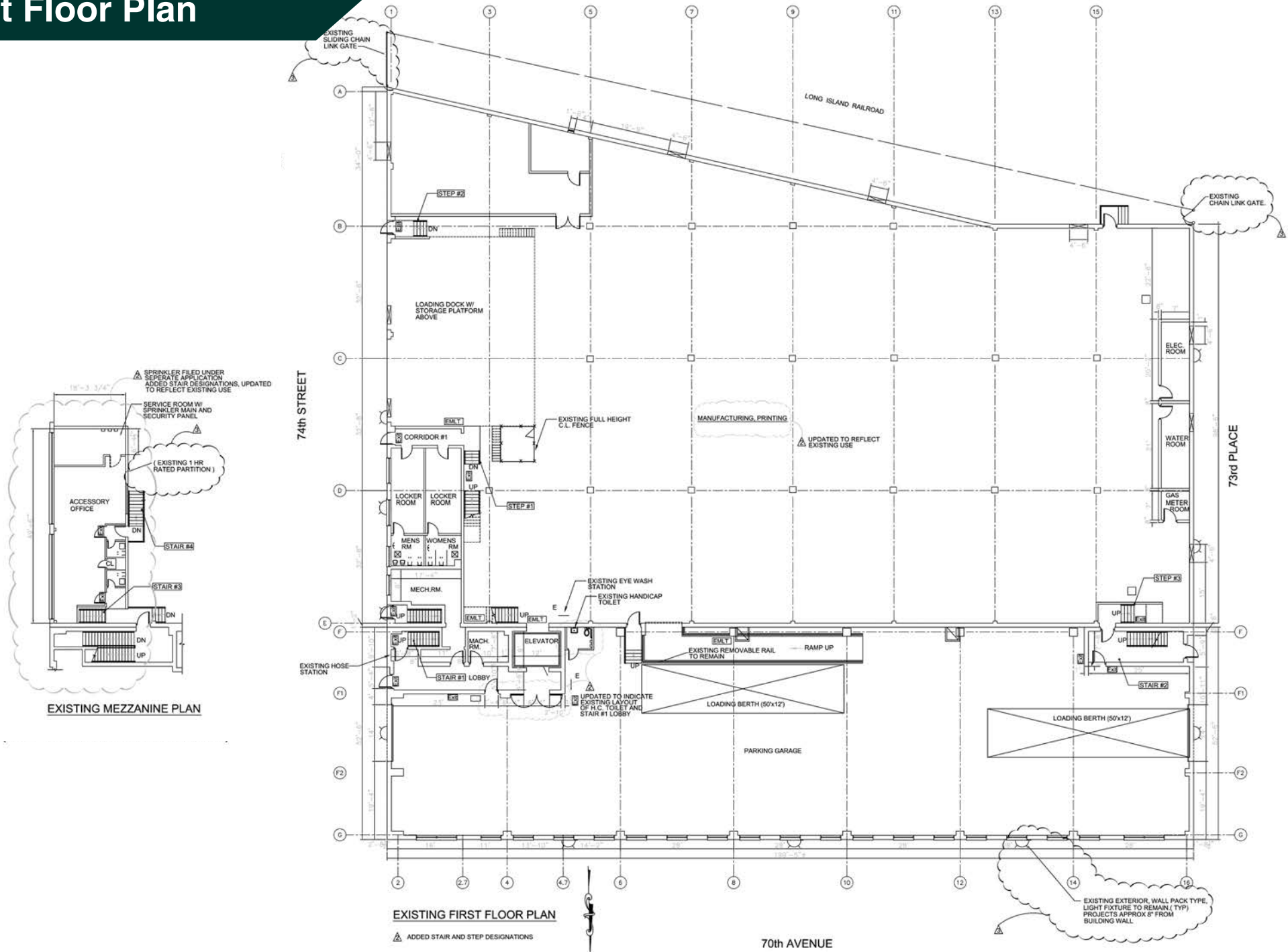


**11,000 sf Second Floor Warehouse**

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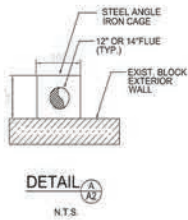
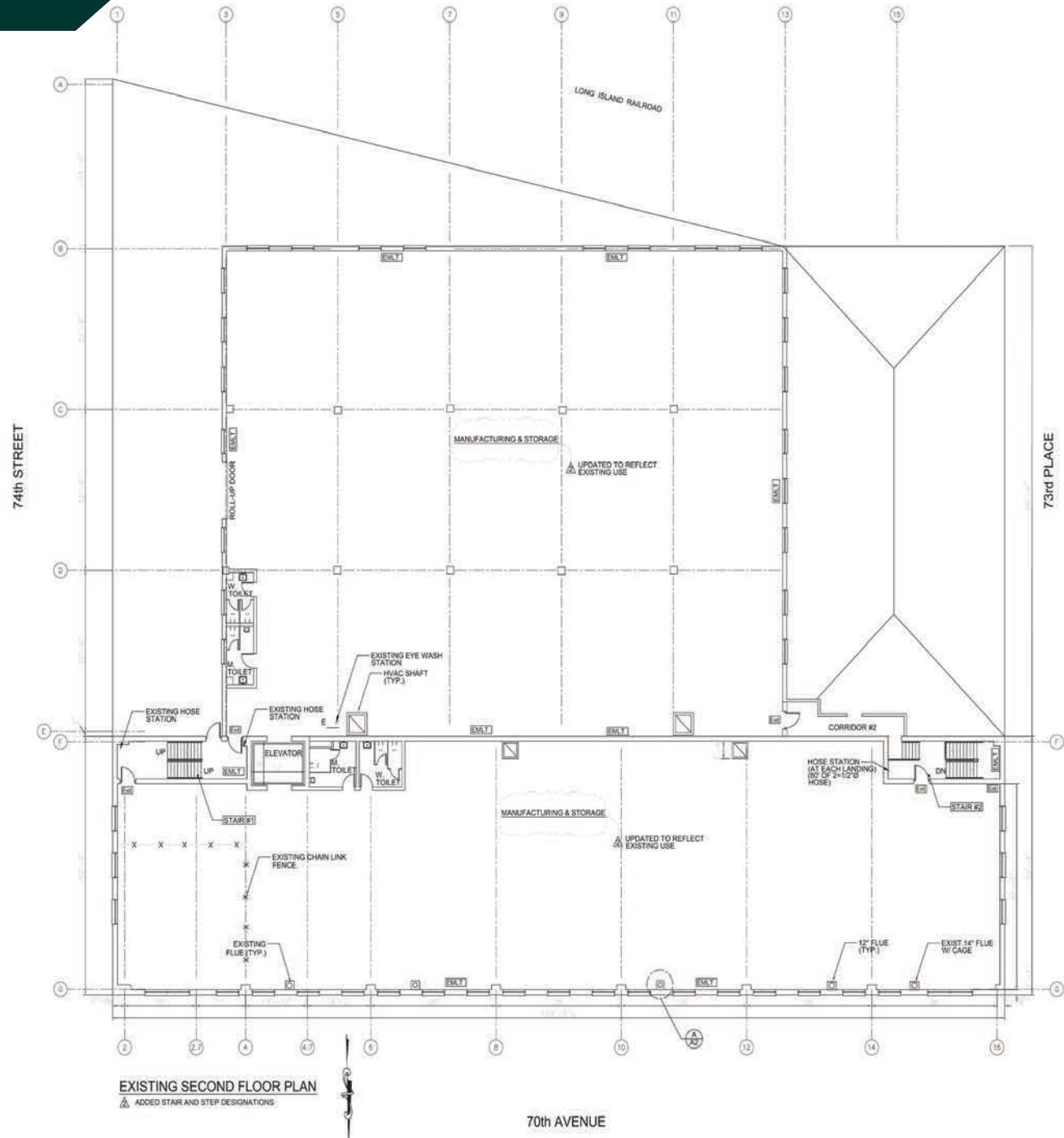
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# First Floor Plan



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# Second Floor Plan



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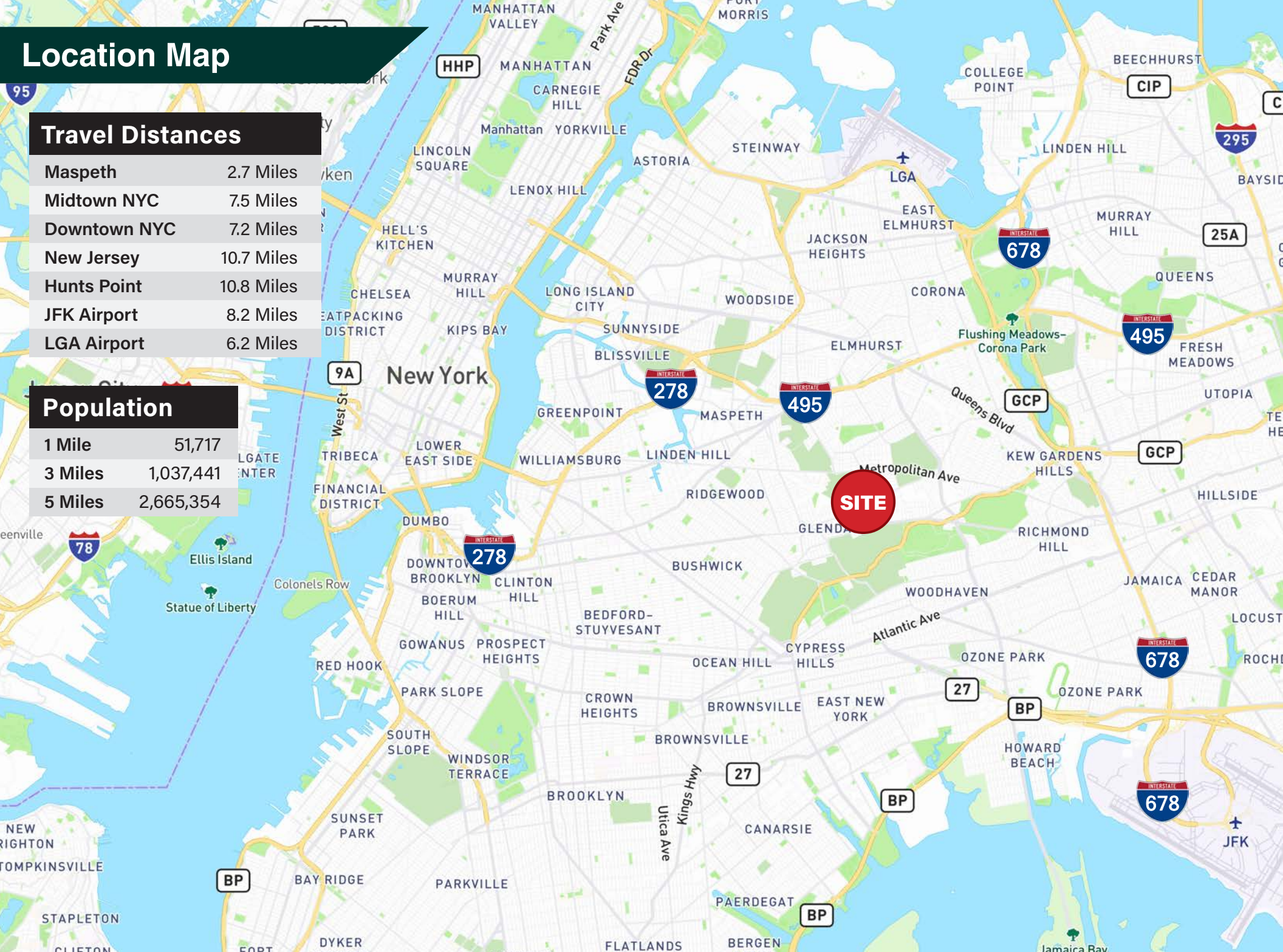
# Location Map

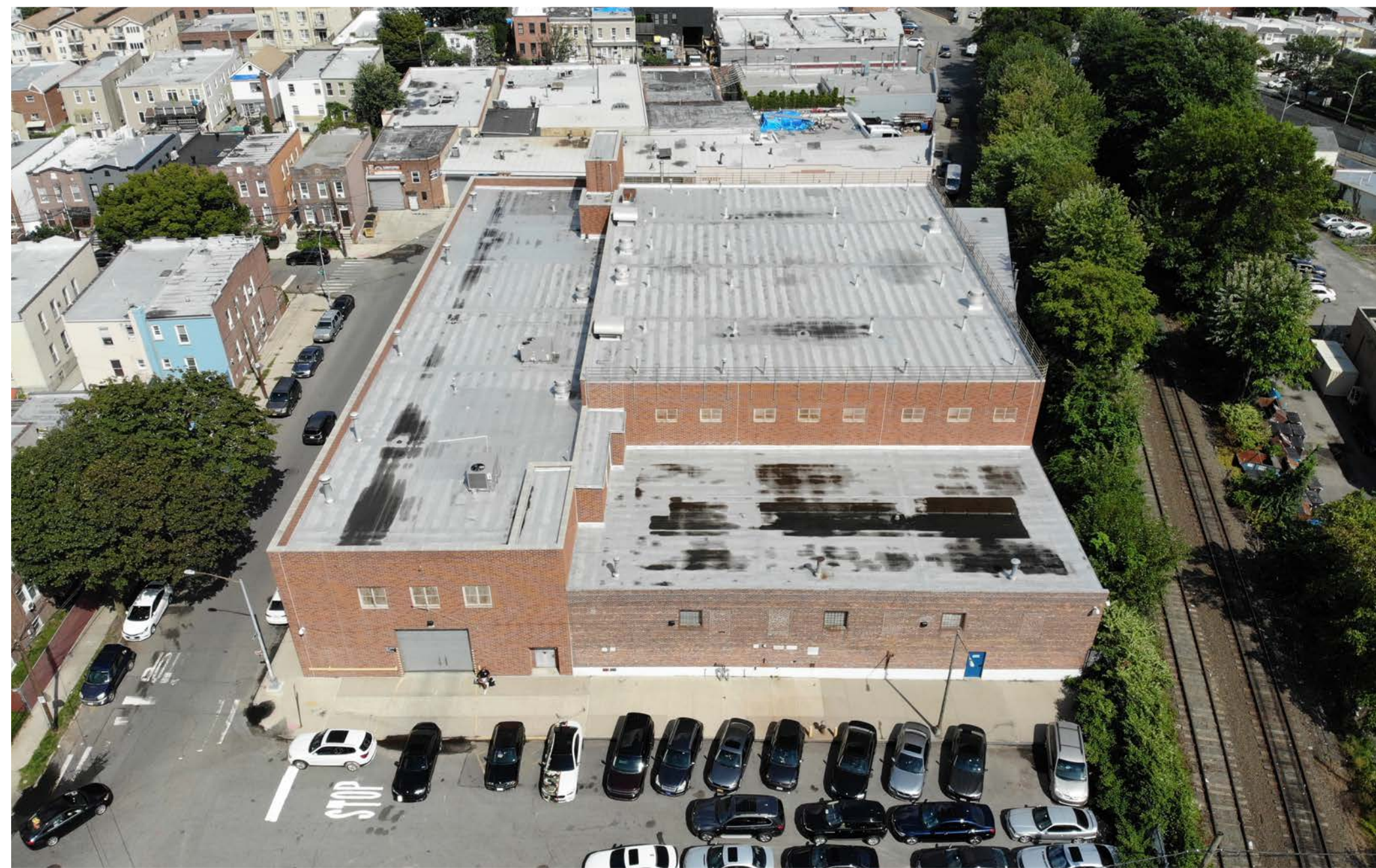
## Travel Distances

Maspeth	2.7 Miles
Midtown NYC	7.5 Miles
Downtown NYC	7.2 Miles
New Jersey	10.7 Miles
Hunts Point	10.8 Miles
JFK Airport	8.2 Miles
LGA Airport	6.2 Miles

## Population

1 Mile	51,717
3 Miles	1,037,441
5 Miles	2,665,354





**CONTACT  
EXCLUSIVE  
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