

# 103,661 sf College Point Rare Industrial Land / Bankruptcy Sale

130th Street & 20th Avenue, College Point, Queens



# Property Description

**DY Realty Group** has been retained on an exclusive basis to handle the bankruptcy sale of three parcels of industrial land on 130th Street in the College Point section of Queens, NY. All parcels are being sold together as one sale.

The offering consists of a total of 103,661 sf of M2-1 zoned industrial land. Located within the College Point Industrial Park, this offering presents an opportunity for a user or investor to acquire one of the few large industrial land sites left in the area.

The property is located just a half mile from the Whitestone Expressway, 2 miles from the Whitestone Bridge, and 3 miles to the Long Island Expressway (I-495), allowing for excellent access to all boroughs of NYC.

## 20-25 130th Street

**Block / Lot** 4176 / 38  
**Plot Size** 11,075 sf  
**Zoning** M2-1  
**Taxes** \$38,646.00

## (No Address)

**Block / Lot** 4175 / 1  
**Plot Size** 24,600 sf  
**Zoning** M2-1  
**Taxes** \$76,510.00

## 20-35 130th Street

**Block / Lot** 4176 / 30  
**Plot Size** 67,986 sf  
**Zoning** M2-1  
**Taxes** \$227,500.00



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# Zoning Information

## M2-1

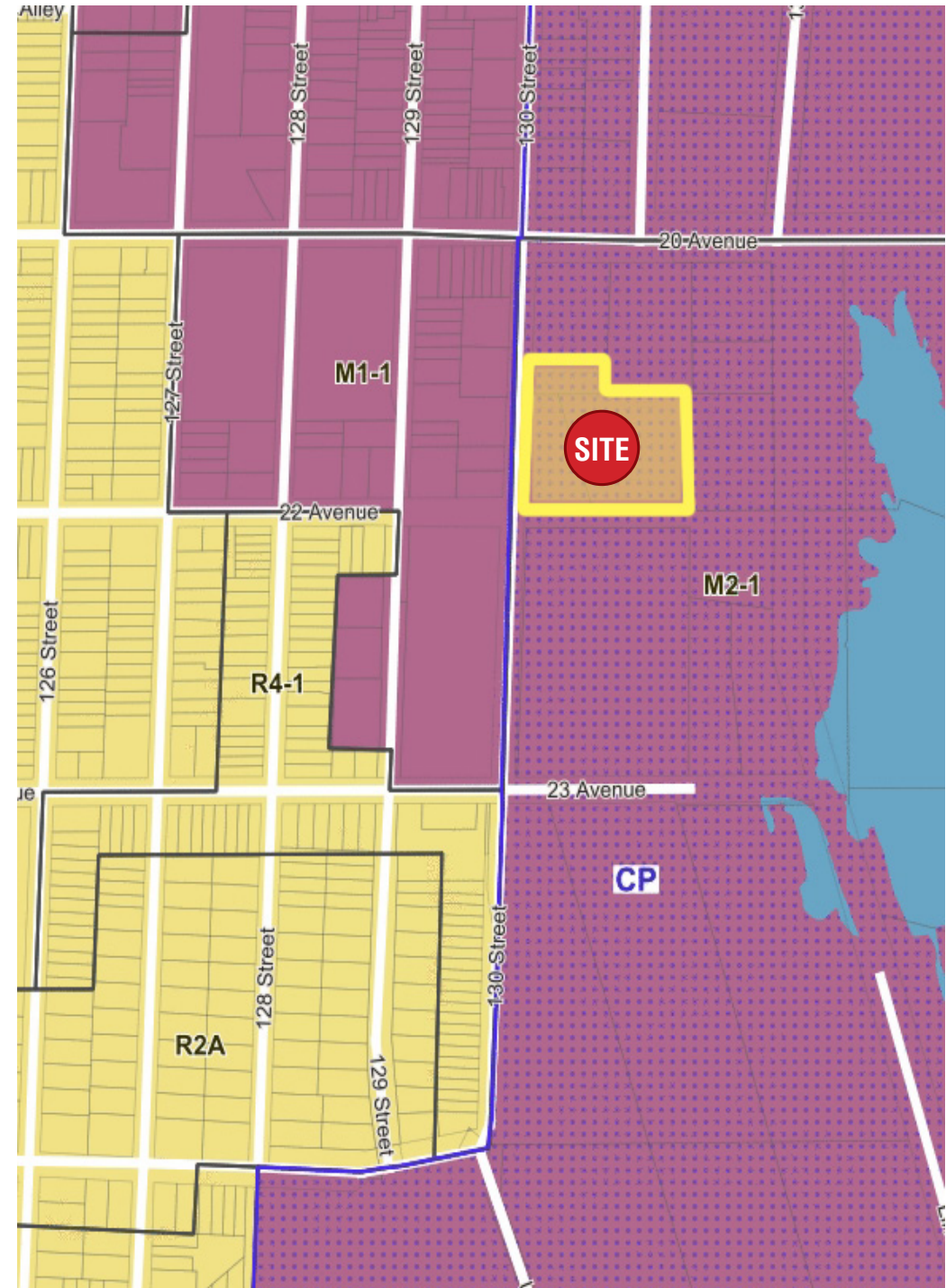
M2 districts occupy the middle ground between light and heavy industrial areas. They are mapped mainly in the city's older industrial areas along the waterfront, such as Brooklyn's Red Hook and Sunset Park waterfronts.

Required performance standards in all M2 districts are lower than in M1 districts. Except when bordering on a residential district, more noise and vibration are allowed than in an M1 zone, smoke is permitted and industrial activities need not be entirely enclosed. Parking is a requirement in M2-1 zones. Primarily located in older manufacturing areas, these sites have a maximum FAR of 2.0 and a maximum base heights before setback of 60 ft.

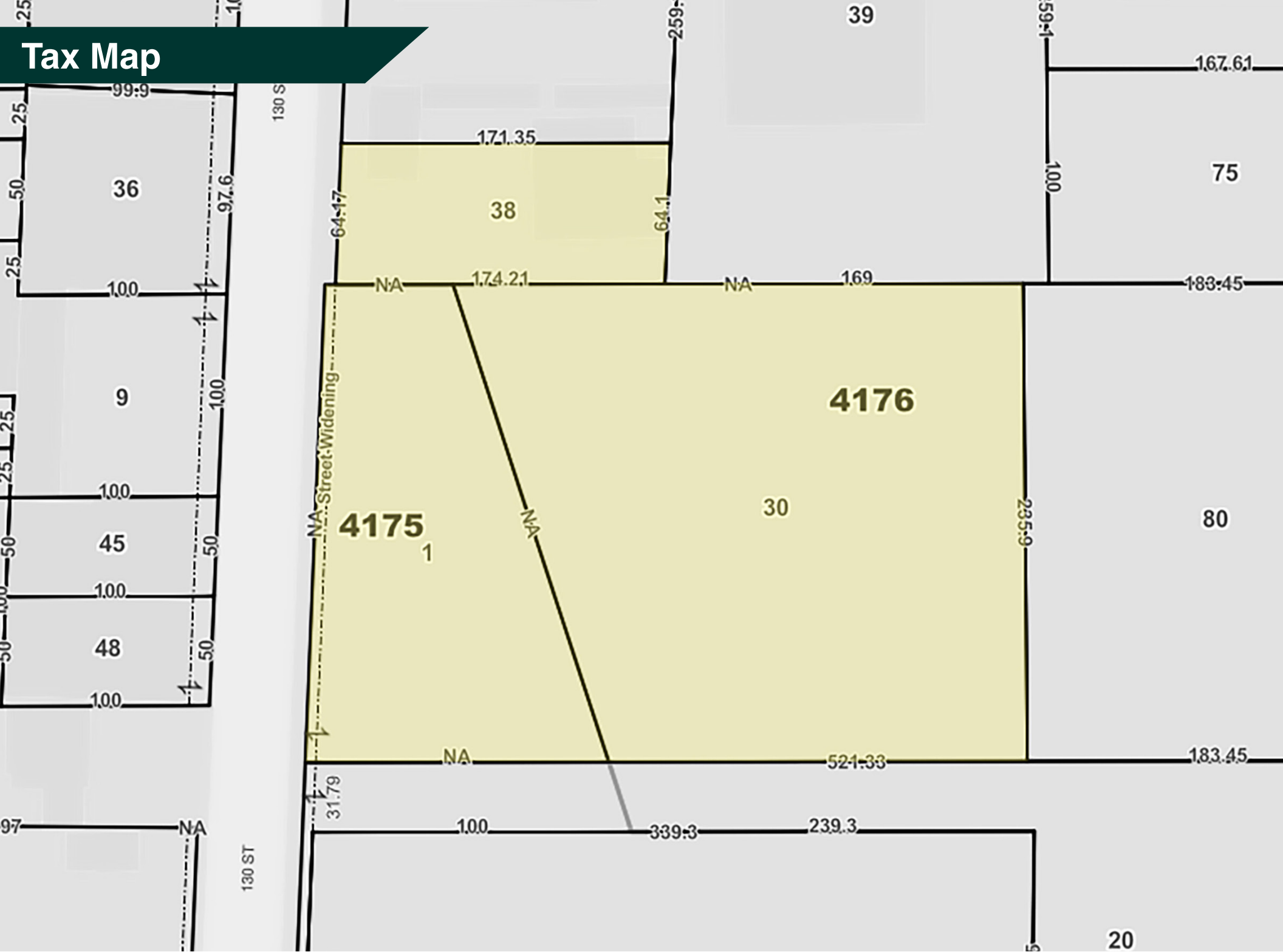
## Special College Point District (CP)

This district was created to maintain a business park setting while minimizing impacts on nearby residential areas. Regulations include front and side yards, restricted signage and loading locations, and higher parking requirements for some commercial uses. Parks and other recreational uses are allowed.

<https://zr.planning.nyc.gov/article-xii/chapter-6>



# Tax Map



# Location & Transit

## Travel Distances

Maspeth	6.6 Miles
LGA Airport	4.5 Miles
Midtown NYC	10.8 Miles
Downtown NYC	12.1 Miles
New Jersey	14.1 Miles
The Bronx	2.7 Miles
JFK Airport	9.4 Miles





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