

145-64 156TH STREET, JAMAICA, NY 11434

EXCLUSIVE OFFERING MEMORANDUM

2-Story Industrial Building Five Minutes from JFK Airport



IPRG



TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Robert Rappa	Donal Flaherty	Ruben Ouazana
Senior Director	Managing Partner	Associate
718.360.8704	718.360.8823	718.360.8543
rrappa@iprg.com	donal@iprg.com	rouazana@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

www.iprg.com

I PRG

INVESTMENT PRICING





OFFERING PRICE
\$14,000,000

INVESTMENT HIGHLIGHTS

27,500
Approx. Gross SF

17,500
Approx. Lot SF

~17.5 ft - ~25 ft
Ceiling Heights

DELIVERED VACANT

\$509
Price/Gross SF

2
Stories

M1-1
Zoning

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to arrange for the sale of 145-64 156th Street. The subject property is a 2-Story, 27,500 SF Industrial building comprised of ~17,500 SF of warehouse space and ~10,000 SF of 2nd Floor office space. It encompasses the entire block-front of 146th Avenue between 155th & 156th Street in the Springfield Gardens, neighborhood of Queens, NY.

The property benefits from ~17.5' - ~25' ceiling heights (approx.), seven total drive-ins, 2 drive-in loading docks. It is in proximity to the Belt Parkway, the Van Wyck Expressway (I-678), and is just 5 minutes from JFK Airport.

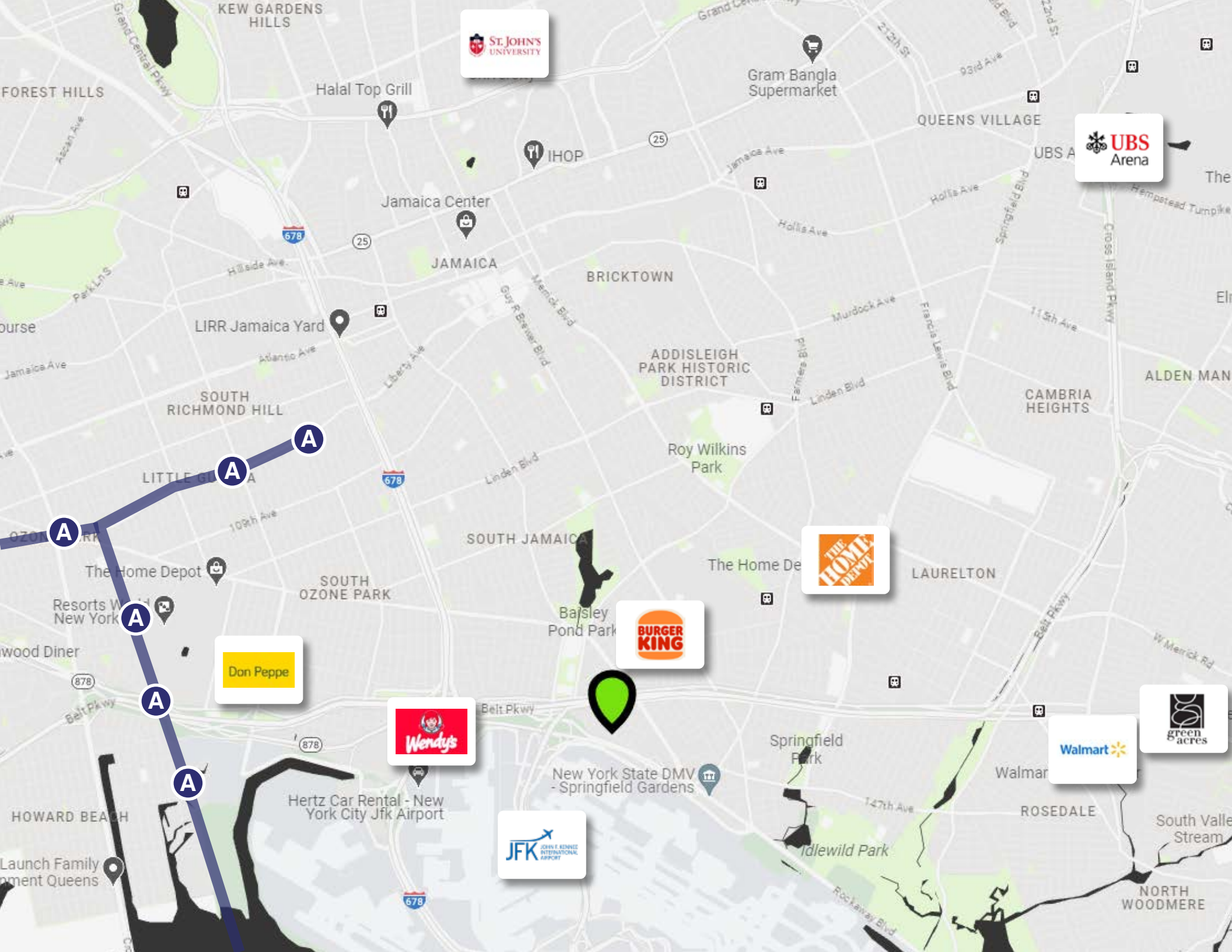
The building will be delivered vacant, posing for a prime owner-user opportunity.

BUILDING INFORMATION

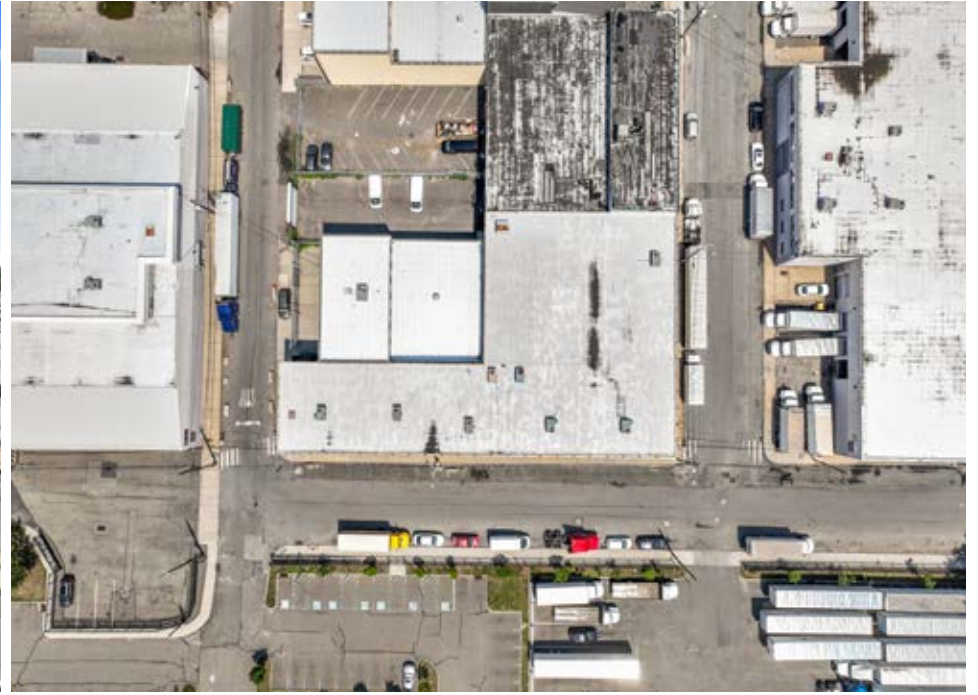
BLOCK & LOT	15010-33
NEIGHBORHOOD	Jamaica
CROSS STREETS	NW corner of 156th St & 146th Ave
STORIES	2
GROSS SQUARE FOOTAGE	27,500
LOT SQUARE FOOTAGE	17,500
ZONING	M1-1
FAR	1.0
TOTAL BUILDABLE SF	17,500
TAX CLASS	4
ASSESSMENT (24/25)	\$1,194,080.00
TAX RATE	10.592%
TAXES (24/25)	\$126,476.95

TAX MAP





ADDITIONAL PROPERTY PHOTOS





IPRG

**145-64 156TH STREET
JAMAICA, NY 11434**

**ROBERT
RAPPA**
718.360.8704
rrappa@iprg.com

**DONAL
FLAHERTY**
718.360.8823
donal@iprg.com

**RUBEN
OUAZANA**
718.360.8543
rouazana@iprg.com