

PRIME LONG ISLAND CITY
WAREHOUSE + STOREFRONT

FOR SALE · LONG ISLAND CITY, QUEENS, NY · STANDALONE BUILDING

ASKING PRICE

\$1,890,000



From the street it reads as a small storefront. Behind it is a 100 ft deep, 28 ft high warehouse.

A full 25 × 100 ft open ground floor, 28 ft clear, with an expandable rear.

25 FT

Frontage
STREET-FACING WIDTH

100 FT

Depth · extends behind
NOT VISIBLE FROM THE STREET

28 FT

Roof height
CLEAR HIGH-BAY SPACE

LOT

25 × 100 FT

25 × 100.17 ft · standalone

BUILDING

2,500 +400 SF

Ground floor 25 × 100 ft + 400 SF 2nd-floor office

MAX BUILDABLE · ZONING

7,515 SF

7,515 SF buildable · M1-2 / R5D

Key highlight: **the rear is expandable.** Store in front, warehouse behind — one building, two uses.

An ordinary storefront from outside. Inside: a full 25 × 100 ft open ground floor with 28 ft clear height and one large drive-in door for loading. The rear can be used in full by the owner, or partitioned and leased to other businesses — occupy and collect rent at the same time. A separate ~400 SF office sits on the second floor.

SECTION · SCHEMATIC · 25 FT FRONTAGE



Schematic, not to scale.

Owner-user
OCCUPY

Store in front, warehouse behind on one open floor; drive-in door for loading, office upstairs. Warehouse, retail or commercial use.

Investor
INCOME

Partition the rear and lease it to other businesses — occupy part, rent part. Commercial building beside the LIC subway hub.

Developer
UPSIDE

M1-2 / R5D zoning, 7,515 SF max buildable; suited to small-scale development next to the LIC high-rise district.

Rare
SCARCITY

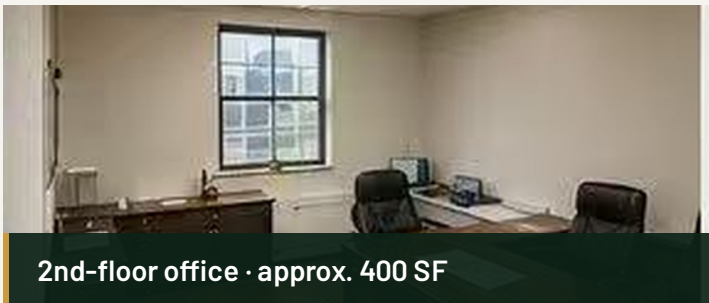
A standalone commercial building in core Long Island City — rarely available. For investment or owner use.



28 ft ceiling · open high-bay



Large drive-in door · easy loading



2nd-floor office · approx. 400 SF

Multiple subway lines
5–7 min walk

7 / F / E / M / R · WALK TO THE LIC HIGH-RISE DISTRICT

7 5 min 0.3 mi
Queensboro Plaza

F 5 min 0.3 mi
21 St-Queensbridge

E M R 7 min 0.4 mi
Queens Plaza