CUSHMAN & WAKEFIELD TRI-STATE INVESTMENT SALES OFFERING

18-20 DECATUR STREET

RIDGEWOOD, QUEENS, NY

OWNER-USER OPPORTUNITY | VACANT SMALL-BAY INDUSTRIAL BUILDING WITH DEVELOPMENT UPSIDE | ±10,000 SF | M1-4D ZONING

CUSHMAN & WAKEFIELD

EXECUTIVE SUMMARY

~~**ASKING PRICE: $5,200,000** ($520 / SF)~~

ASKING PRICE: $4,750,000 ($475 / SF)

Cushman & Wakefield has been exclusively retained to offer for sale **18–20 Decatur Street**, a ±10,000 square foot industrial building on a ±10,800 square foot lot in Ridgewood, Queens. The property will be delivered vacant, providing a rare opportunity to acquire functional small-bay industrial product in one of New York City's most supply-constrained submarkets.

The asset is located within an **M1-4D** zoning district, offering approximately ±21,600 buildable square feet and clear potential for expansion or redevelopment. The existing improvements include a highly efficient layout with grade-level access via a drive-in door, along with rear adjacency to the freight rail line, supporting a wide range of industrial, storage, and last-mile distribution uses.

Demand for small-format industrial assets in Queens remains strong, driven by limited supply, high barriers to entry, and continued growth in urban logistics. **18–20 Decatur Street** presents a compelling opportunity to acquire a well-located, vacant asset with immediate usability and long-term upside.

BUILDING SIZE: **±10,000 SF**	LOT SIZE: **±10,800 SF**
ZONING / FAR (AS-OF-RIGHT): **M1-4D / 2.00**	CEILING HEIGHT: **15'**
BUILDABLE SF / AIR RIGHTS: **±21,600 SF / ±11,600 SF**	BLOCK / LOT: **3579 / 31**
CONFIGURATION: **SMALL-BAY INDUSTRIAL**	ACCESS: **1 DRIVE-IN DOOR**
OCCUPANCY: **DELIVERED VACANT**	REAL ESTATE TAXES (25/26): **$44,081** ($4.41 / SF)

INVESTMENT HIGHLIGHTS

01

VACANT INDUSTRIAL IMMEDIATE USER OPPORTUNITY

The property will be delivered vacant at closing, allowing an end-user to immediately occupy or an investor to lease at market rents without downtime.

02

SCARCE SMALL-BAY INDUSTRIAL PRODUCT IN QUEENS

±10,000 SF industrial buildings remain highly sought after in Ridgewood and surrounding submarkets, where supply is limited and zoning restricts new development.

03

FUNCTIONAL BUILDING WITH DRIVE-IN & RAIL ADJACENCY

Efficient layout with drive-in access and rear freight rail adjacency, supporting a wide range of industrial, storage, and last-mile uses.

04

ZONING WITH DEVELOPMENT UPSIDE (M1-4D)

M1-4D zoning allows for a total buildable area of approximately ±21,600 SF, providing meaningful long-term redevelopment or expansion potential beyond the existing structure.


LINCOLN SQUARE
UPPER EAST SIDE
278
LGA
ASTORIA
MIDTOWN MANHATTAN
25A
25A
JACKSON HEIGHTS
HOBOKEN
495
25
278
WEST VILLAGE
495
MASPETH
EAST VILLAGE
495
278
25
LOWER MANHATTAN
WILLIAMSBURG
278
278
478
Myrtle Avenue
BUSHWICK
Broadway
Decatur Street
JR
BEDFORD-STUYVESANT
WOODHAVEN
PARK SLOPE
Atlantic Avenue
Atlantic Avenue
CROWN HEIGHTS
TRANSIT MAP
EAST NEW YORK

RIDGEWOOD, QUEENS, NY

18–20 Decatur Street is located in Ridgewood, Queens—one of New York City's most dynamic and supply-constrained industrial submarkets. The area benefits from immediate access to both Brooklyn and Queens, making it a strategic location for last-mile distribution, light manufacturing, and service-oriented industrial users.

Ridgewood has evolved into a critical node for small-bay industrial demand, driven by its proximity to dense residential populations, strong transportation infrastructure, and limited availability of comparable assets. The property is well positioned near major thoroughfares including Metropolitan Avenue, Flushing Avenue, and the Brooklyn-Queens border, providing efficient connectivity throughout the boroughs.

With limited new industrial development and increasing barriers to entry, Ridgewood remains a highly competitive market for both investors and end-users seeking scale, accessibility, and long-term appreciation potential.

CUSHMAN & WAKEFIELD TRI-STATE INVESTMENT SALES OFFERING

18-20 DECATUR STREET

RIDGEWOOD, QUEENS, NY

FOR MORE INFORMATION, PLEASE CONTACT

SALES INQUIRIES

DYLAN WALSH
Executive Director
917.887.5441
dylan.walsh@cushwake.com

DAN ABBONDANDOLO
Executive Director
631.425.1232
dan.abb@cushwake.com

NICK KOLBUS
Senior Associate
718.275.5472
nick.kolbus@cushwake.com

JOEGY RAJU
Director
631.425.1216
joegy.raju@cushwake.com

KIERAN BAKER
Associate
212.841.7918
kieran.baker@cushwake.com

VICTOR LITTLE
Senior Associate
631.425.1239
victor.little@cushwake.com

CUSHMAN & WAKEFIELD