

AVAILABLE

# 87,375 SF Fully-Ramped Commercial Building in Midtown West

706 11th Avenue, New York, NY 10019



Direct Access  
to the West Side  
Highway



Rooftop  
Parking



3 Street  
Frontages



2,000 Amps  
Power



4 Grade  
Level Doors

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**KBCADVISORS**

HUDSON RIVER



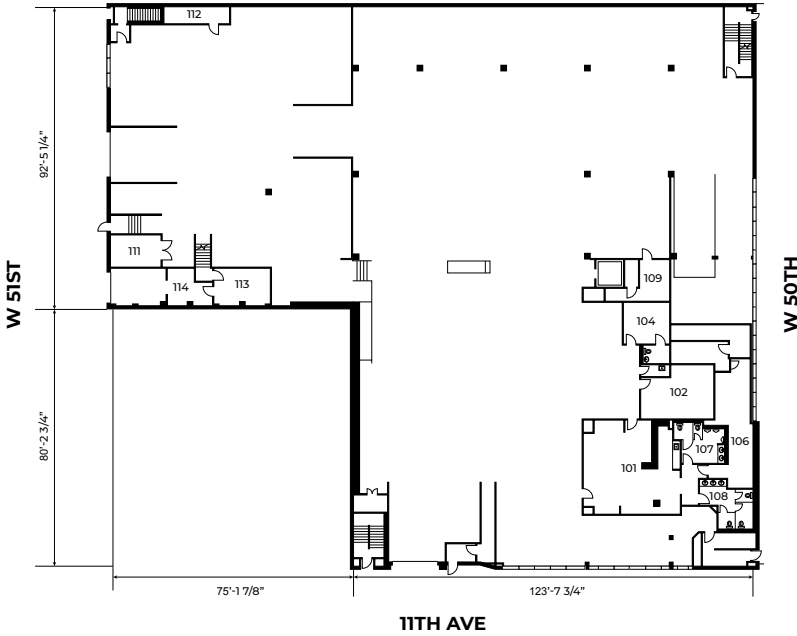
## PROPERTY OVERVIEW

<b>Total SF Available</b>	87,375
<b>Location</b>	NEC of 11th Ave & West 50th St
<b>Floors</b>	3 + Rooftop Parking
<b>Clear Height</b>	12'2" - 16'2"
<b>Grade-Level Doors</b>	4

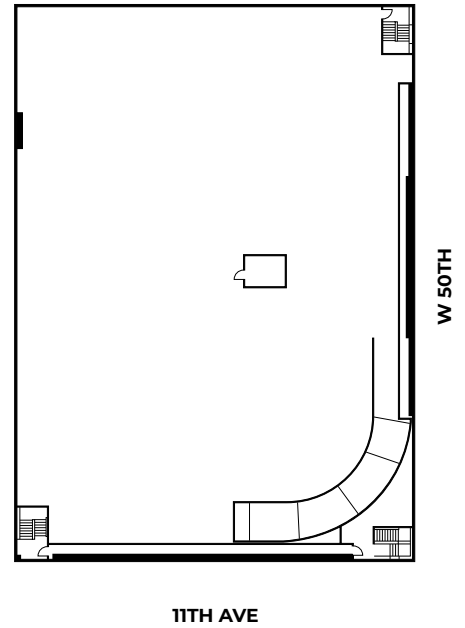
- » Internal vehicle ramps connecting first floor, second floor, and roof
- » Direct access to the West Side Highway via West 51st Street
- » Recent capital improvements include new interior finishes throughout the building, new restrooms/breakroom, new HVAC units, new high speed roll up doors
- » Formerly used by a Fortune 50 company for last-mile delivery

## ZONING HIGHLIGHTS

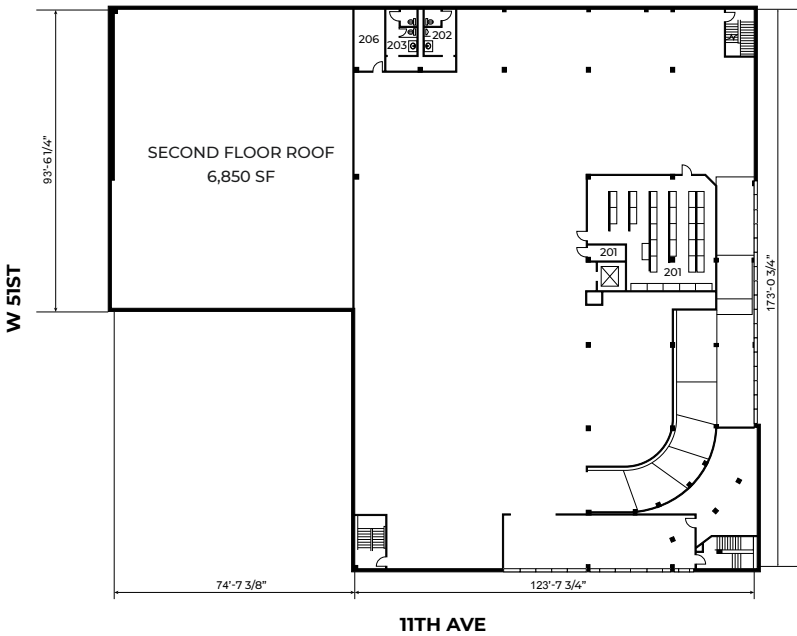
- » Certificate of Occupancy in place for **Use Group IX** and **Use Group VI**
- » Suitable for automotive dealership, last-mile delivery, light manufacturing/warehouse, fleet storage, and commercial parking



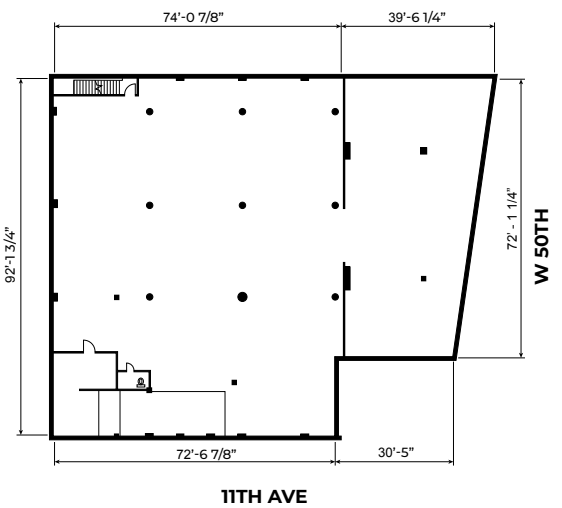
**FIRST FLOOR PLAN**  
26,375 SF



**ROOF PLAN**  
18,463 SF



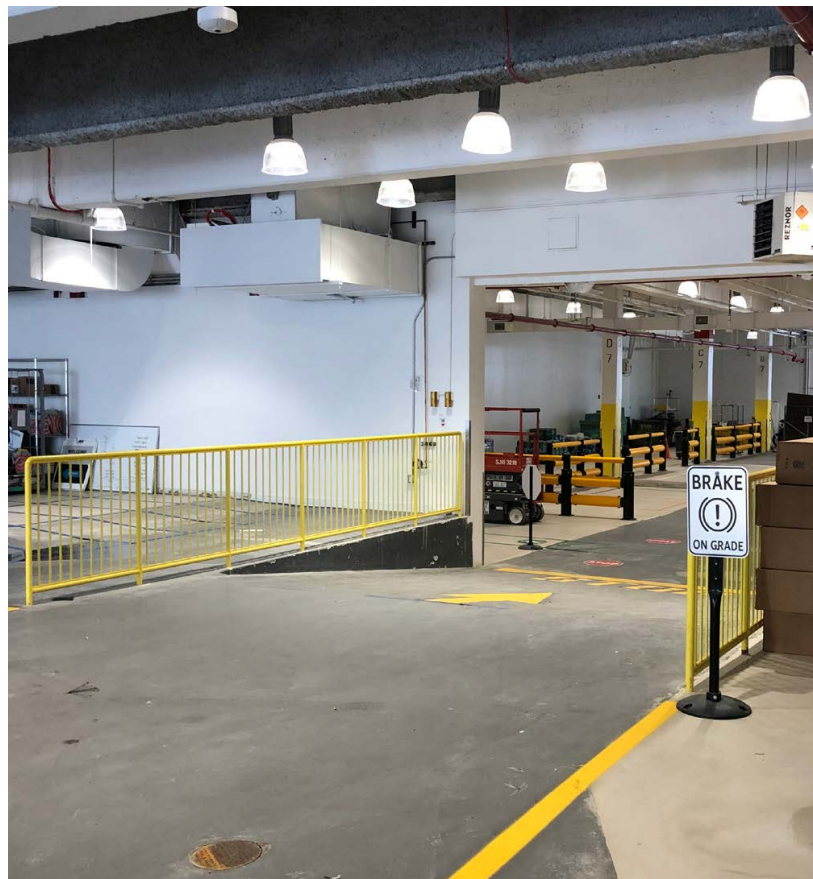
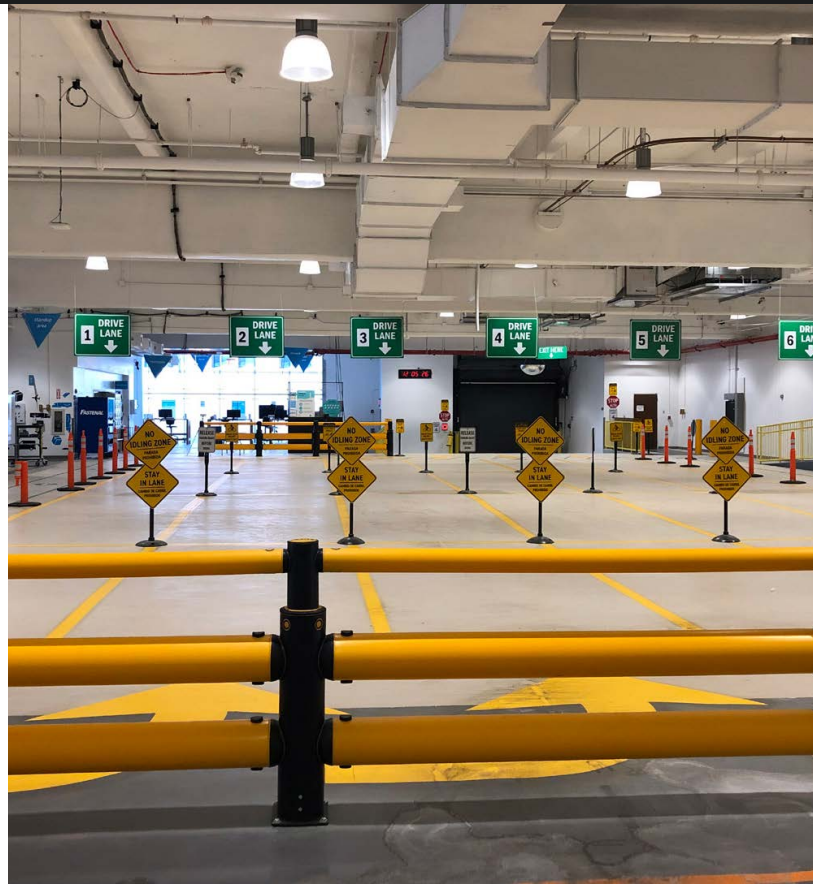
**SECOND FLOOR PLAN**  
19,064 SF



**CELLAR PLAN**  
8,817 SF

NEW YORK, NY

# Interior Property Photos



NEW YORK, NY

# Property Aerial



GRADE-LEVEL DOOR

GRADE-LEVEL DOOR

GRADE-LEVEL DOOR

SECOND FLOOR EXTERIOR PARKING

ROOFTOP PARKING

RAMP

GRADE-LEVEL DOOR

W 51ST ST

11TH AVE

W 50TH ST

# Located in the Heart of Manhattan's Auto Row and a Major 3PL Distribution Corridor



# Premier Regional Connectivity



DRIVING TIMES	
Lincoln Tunnel	5 Min
Ed Koch Queensboro Bridge	12 Min
Queens-Midtown Tunnel	13 Min
Holland Tunnel	15 Min
Hugh L. Carey Tunnel	15 Min
Brooklyn Bridge	20 Min
Manhattan Bridge	20 Min
Williamsburg Bridge	20 Min

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