



Meridian Investment Sales retained as exclusive agent for Queens warehouse

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Queens, NY Meridian Investment Sales, the commercial property sales division of Meridian Capital Group, has been named exclusive agent for sale 97-25 Beach Channel Dr., a warehouse located in the Rockaway Beach neighborhood. Senior executive managing director, David Schechtman, managing directors, Lipa Lieberman and Abie Kassin, and associate, Brian Gladstone, are representing the seller.

97-25 Beach Channel Dr. is a 43,800 s/f single-story warehouse currently configured into two spaces, one spanning 29,000 s/f, occupied through August 2021, and the other spanning 14,800 s/f, which is vacant. The near-term rollover offers investors the potential to reposition the property as a last mile distribution center, as it benefits from proximity to New York City and several major thoroughfares. 97-25 Beach Channel Dr. features one loading bay and one roll-up gate, boasts exceptional ceiling heights of over 17 ft., and is located near Cross Bay Blvd.

Situated at the convergence of Belle Harbor and Rockaway Park, the property is located on the Rockaway Peninsula bound by Jamaica Bay and the Atlantic Ocean. 97-25 Beach Channel Dr. overlooks the Ocean Promenade boardwalk with views of the ocean and close access to the Rockway Park Station A and S trains.

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