

LEASE ANY COMBINATION OF:

6,000 SF WAREHOUSE / 4,000 SF WAREHOUSE / 6,000 SF OFFICE
WAREHOUSE WITH OFFICE FOR LEASE
97-20 99TH STREET | OZONE PARK, NY



**MIX N' MATCH!
TAKE ONE OR TAKE ALL!**

BUILDING FEATURES - TOTAL 16,000 SF

- 10,000 SF GROUND FL. WAREHOUSE
- 6,000 SF 2ND STORY MODERN OFFICES
- 100 SF FRONTAGE
- 3 ELECTRICAL ROLLING GATES
- 3 CURB CUTS
- 3 MAN DOORS
- 3 PHASE ELECTRIC
- 15' CEILINGS
- USE GROUP 16 + C.O FOR AUTO USE

ACCESS:

- MINUTES TO   
- LESS THAN 5 MILES TO JFK!

**MINUTES FROM VAN WYCK EXPY.
AND JFK INT'L AIRPORT!**



CONTACT EXCLUSIVE AGENT:

EITAN HAKAMI
(917) 716-7751 (CELL)
ehakami@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

LEASE ANY COMBINATION OF:

6,000 SF WAREHOUSE / 4,000 SF WAREHOUSE / 6,000 SF OFFICE WAREHOUSE WITH OFFICE FOR LEASE

97-20 99TH STREET | OZONE PARK, NY

UNIT #1 - 6,000 SF WAREHOUSE



Unit #1 – 6,000 SF Warehouse

- 2 Electrical Rolling Gates – 12' High
 - Curb Cuts
 - Kitchen
- Separate Men and Women rest room
 - Built offices
 - Gas Heat
 - 15' Ceilings

UNIT #2 - 4,000 SF WAREHOUSE



Unit #2 – 4,000 SF Warehouse

- 1 Electrical Rolling Gate – 12' high
 - 1 Restroom
 - Gas Heat
 - 15' Ceilings
- Option to Add Additional Office Space
 - Curb Cut

UNIT #3 - 6,000 SF 2ND FLR OFFICES



Unit #3 – 6,000 SF 2ND Flr. Office

- Modern, Furnished Offices
- 6x6 Passenger Elevator Access
 - Wrap-around Windows
 - 13 Window Offices
- Bullpen with 36 Cubes In Place
 - 1 Kitchens
 - 1 Terrace
- Separate Men and Women Rest rooms
 - Air Conditioned and Heated

CONTACT EXCLUSIVE AGENT:

EITAN HAKAMI

(917) 716-7751 (CELL)

ehakami@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.