

**EXCLUSIVE FOR LEASE OR SALE - DIVISIONS AVAILABLE**

**HIGH-CUBE WAREHOUSE & FLEET PARKING - DIVISIONS AVAILABLE**

**128-15 26TH AVENUE**

**COLLEGE POINT, NY 11354**



## **FLEET PARKING / LAST-MILE DISTRIBUTION / LOGISTICS**

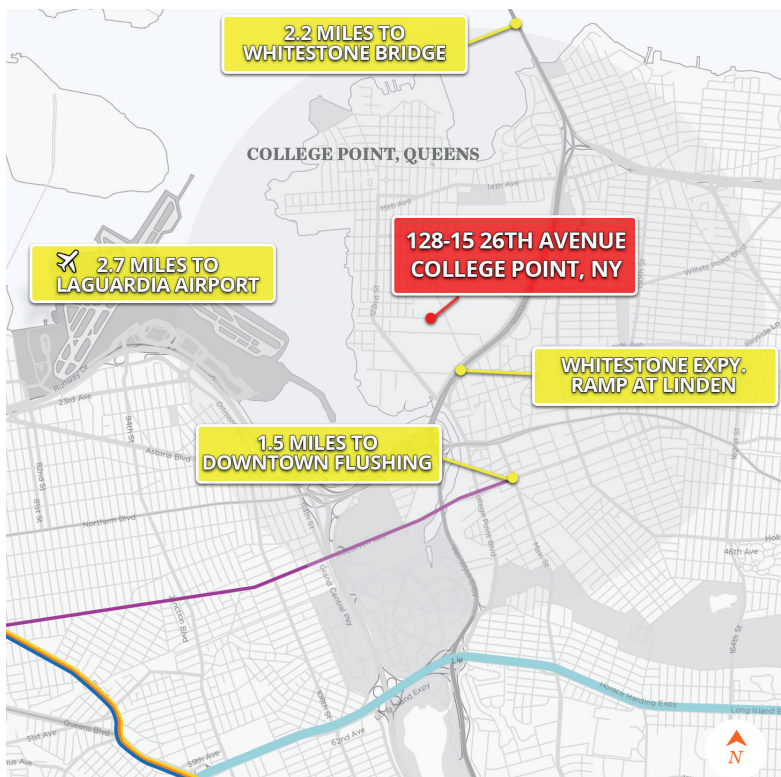
### **TOTAL AVAILABLE - PLOT SIZE OF 138,129 SF**

- 50,000 SF WAREHOUSE / OFFICE  
**30' FT CEILINGS, FULLY PALATIZED**
- 36,000 SF YARD (PAVED + FENCED)  
**EXPANDABLE TO 80,000 SF**

### **FEATURES**

- 2 LOADING DOCKS / 1 DRIVE-IN
- OFF-STREET LOADING FOR TRACTOR TRAILERS
- HIGH-LOAD RACKING SYSTEM IN PLACE
- FULLY SPRINKLERED
- ON-SITE DATA CENTER
- FACILITY BACKUP GENERATOR
- 10 YEAR-OLD ROOF, 30-YEAR WARRANTY

**3PL REQUIREMENT?  
B2B FULFILLMENT SERVICES  
BY PALLET OR SQ. FT. DIVISIONS**



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.**

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**CONTACT EXCLUSIVE AGENT**

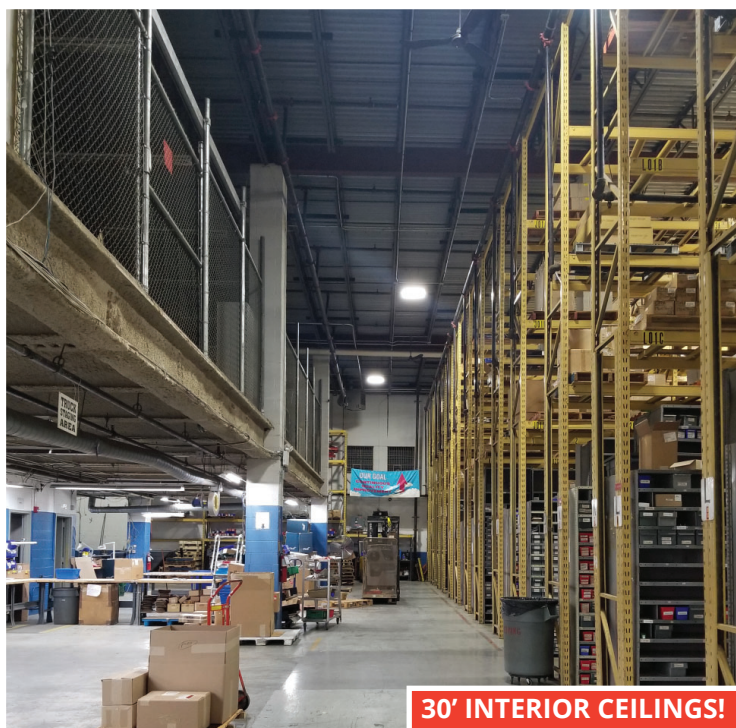
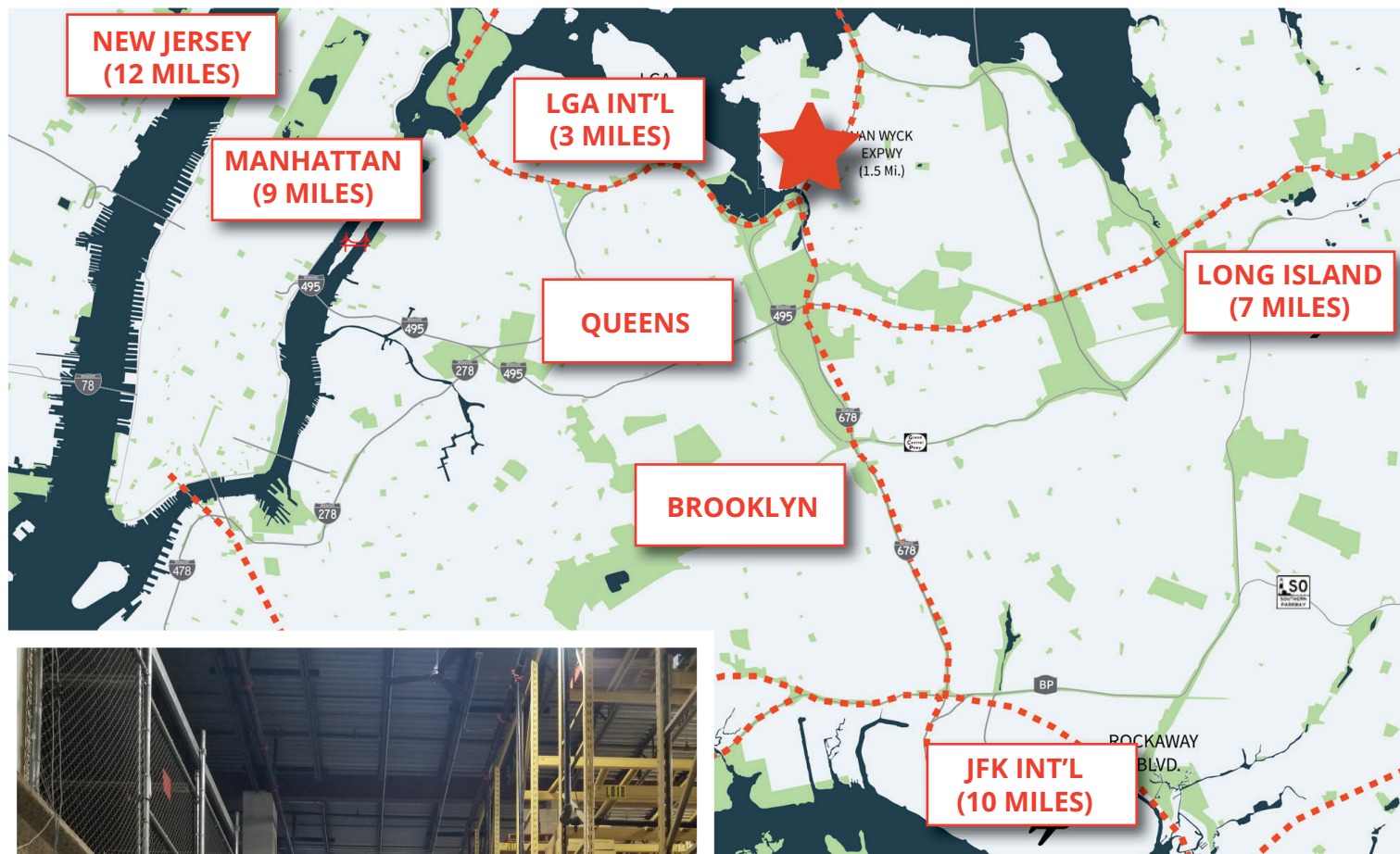
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**EASILY ACCESSIBLE TO ALL FIVE NYC BOROS AND LONG ISLAND!**

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