

EXCLUSIVE

FOR LEASE: APPROX. 38,000 SF INDUSTRIAL/ COMMERCIAL SITE

28 & 40 SHERIDAN BOULEVARD INWOOD, NY 11096



PROPERTY OVERVIEW

- **SIZE:** 10,000 SF BUILDING + 30,000 SF YARD
- **BLOCK:** 40/57 LOTS: 193/199
- **PARKING:** 60+ VEHICLES
- **TAXES:** \$60,943.00

PROPERTY FEATURES

- 10,000 SF BUILDING W/ OFFICE
- **30,000 SF PAVED AND FENCED YARD**
- 5-BAY GARAGE FACILITY
- PARKING FOR 60+ VEHICLES
- IDEAL FOR LOGISTICS/FLEET PARKING AND AUTOMOTIVE USES.

ACCESS:

- MINUTES TO:   
- WALK TO:  Long Island Rail Road

ACCESS TO ALL NYC HIGHWAYS MINUTES TO JFK!



EXCLUSIVE AGENT

EITAN AGBASHOFF

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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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EXTERIOR PHOTOS: BUILDING + YARD



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