

INDUSTRIAL DREAM IN ASTORIA, QUEENS

NEARBY 21ST STREET **F** / 31ST STREET **N W** & 5 BLOCKS TO ASTORIA 

FEATURES

- 5,000 SF PLOT (50' X 100')
- 5,000 SF GROUND FLOOR WAREHOUSE
- SMALL ACCESSORY OFFICE (~300 SF)
- CLEAR SPAN, NO COLUMNS IN WAREHOUSE
- ONE DRIVE-IN DOOR (12' HIGH)
- FLOOR DRAINS
- FACTORY/PARKING CERTIFICATE OF OCCUPANCY - USE GROUP 17
- DOUBLE WIDE STREET
- NEW ROOF
- 800 AMP ELECTRIC / GAS HEAT SERVICE
- **BUY NOW, DELIVERED VACANT AT CLOSING!**
- **LOCATED IN A QUALIFIED OPPORTUNITY ZONE**
- JOIN    
AND OTHER LOCAL CAFES / RESTAURANTS & RETAILERS!



35-27 VERNON BLVD., QUEENS, NY 11106

WAREHOUSE | WHOLESALE | RETAIL
STRATEGICALLY LOCATED - REACH ALL OF NYC

EXCLUSIVE AGENT:

KYLE MALTZ

(718) 786-5050 x218

kmaltz@greiner-maltz.com

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