

AVAILABLE

Residential / Office / Medical / Community Facility / Non-Profit / Retail / Industrial

91-29 143rd St., Jamaica, New York 11435



IRWIN RACHLIN | 917-696-7195 | irachlin@optonline.net

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

91-29 143rd St., Jamaica, New York 11435

AVAILABLE:	Approx. 7,500 SF GLA.
ADDITIONAL SPACE:	(Can Put Together an additional, 3,300 SF, See Plan) (Total building – Approx. 20,000 SF)
WORKLETTER:	Negotiable
AVAILABILITY:	Possession Immediate
ZONING:	C4-4A DJ
CEILING:	12' – 15' High
UTILITIES:	Direct
COMMENTS:	The front space is built out offices and the balance in the rear is warehouse space, high ceilings with drive in loading dock off Archer Ave. Only A Couple of Short Blocks to Jamaica Transportation Center, Supreme & Civil Court Houses, Clean Space. Plenty of Shopping & Eats. Tremendous Developments Going Up in The Immediate Area! Including, approximately 3,500 Residential Units, Hotels, Daycare, 100,000 SF of Office and Retail and More
TRANSPORTATION:	The Jamaica transportation hub is a few blocks east, including access to the LIRR, The E, J & Z Train, The Air Train to JFK Airport and The F Train is on the corner of Hillside Ave and Sutphin Blvd. Buses Include, Q6, Q8, Q9, Q20a, Q20b, Q24, Q30, Q31, Q40, Q41, Q43, Q44 & the Q60
PARKING:	5+ Parking Lots a short walk. All with hourly, daily & monthly rates, and plenty street and metered parking.
NEIGHBORING TENANTS:	Supreme & Civil Court Houses, Supermarket, Walgreens, McDonalds, H&R Block, Subway Sandwich, Kentucky Fried Chicken, Most Banks, T-Mobil and many more.
PRICE & TERMS:	UPON REQUEST

For Further Information & Inspection:

IRWIN RACHLIN

Sr. Associate / Advisor

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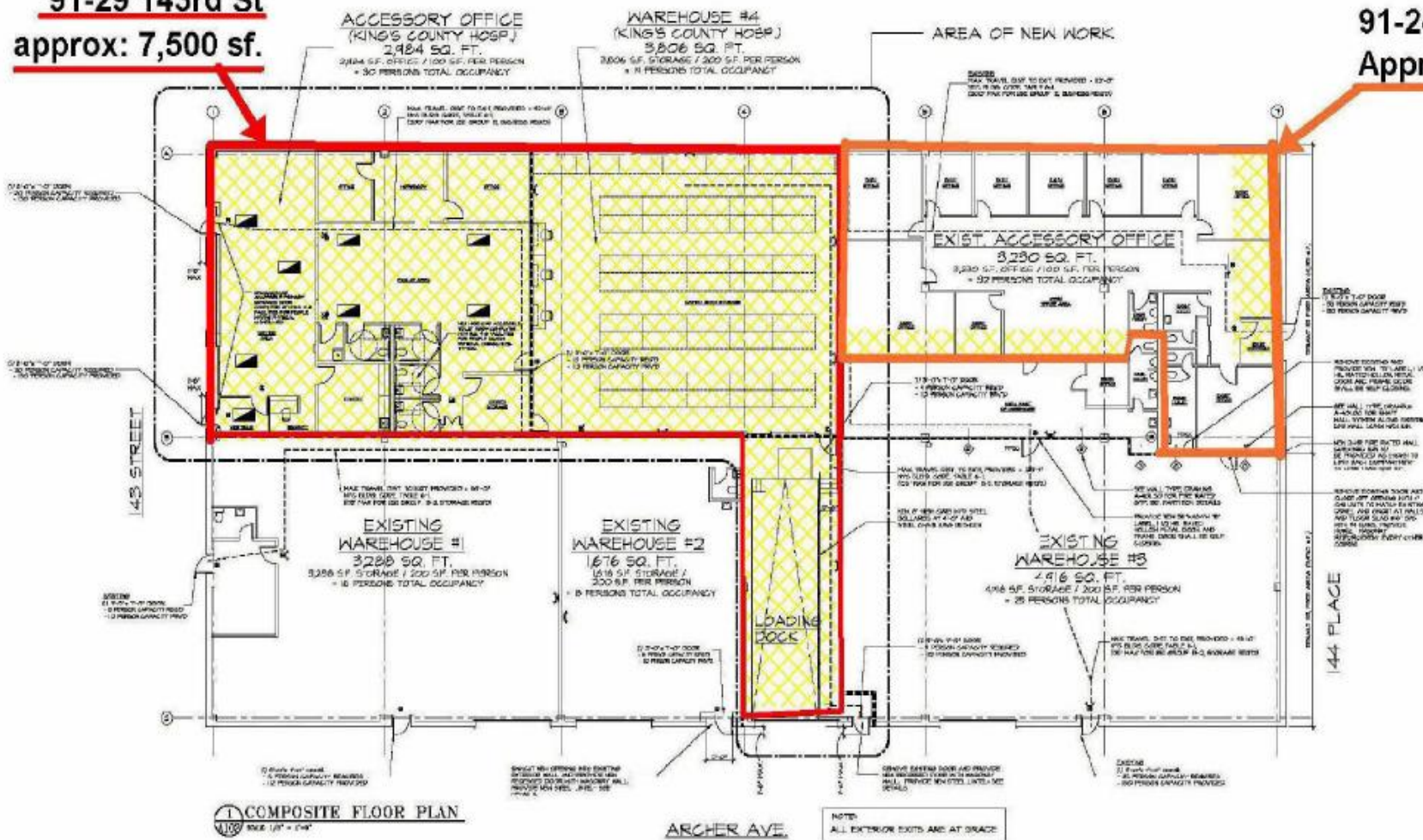
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Floor Plan

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91-29 143rd St
approx: 7,500 sf.

91-24 144th Pl.
Approx: 3,300 sf.



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