

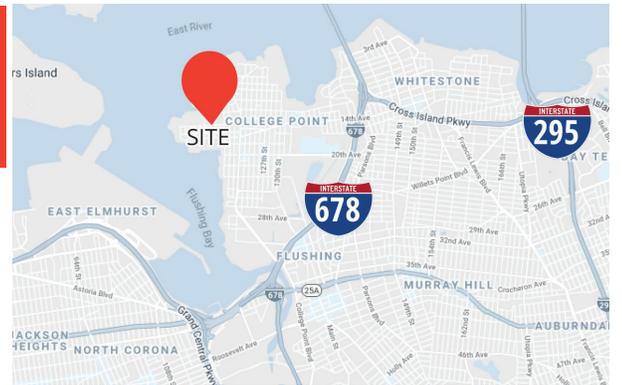
33,000 SF BUILDING WITH 10,000 SF PARKING FOR LEASE

113-25 14TH AVENUE, COLLEGE POINT, NY 11354



CLASS A INDUSTRIAL SPACE WITH IMMEDIATE POSSESSION!

BUILDING SIZE	16,500 SF Lower Ground Fl 16,500 SF Upper Ground Fl
LOT DIMENSIONS	225 x 130 FT
LOT SIZE	29,460 SF
LOADING	1 Interior Loading Dock (Upper) 2 Overhead Doors (Lower)
CEILING HEIGHT	20 ft
UTILITIES	800 amps (separately metered) Gas Fired Heaters HVAC - Offices
ZONING	M1-1
MAX FAR	1.00 Commercial 2.40 Community Facility
BLOCK/LOT	4034/15
REAL ESTATE TAXES	\$185,331



FEATURES

- Direct Loading (53 FT Trailers) on Both Floors
- 25 Car Private Parking
- 5,500 SF HVAC Office Space (can be reconfigured)
- Beautiful Natural Light with City Views
- Fully Sprinklered - Wet System
- Natural Divisions of 16,500 SF

TRANSPORTATION

Access to Whitestone Expy, Van Wyck Expy, Grand Central Pkwy, and Main Street Flushing

EXCLUSIVE AGENT

MATTHEW MCMULLEN
(718) 786-5050 x246
mmcmullen@greiner-maltz.com

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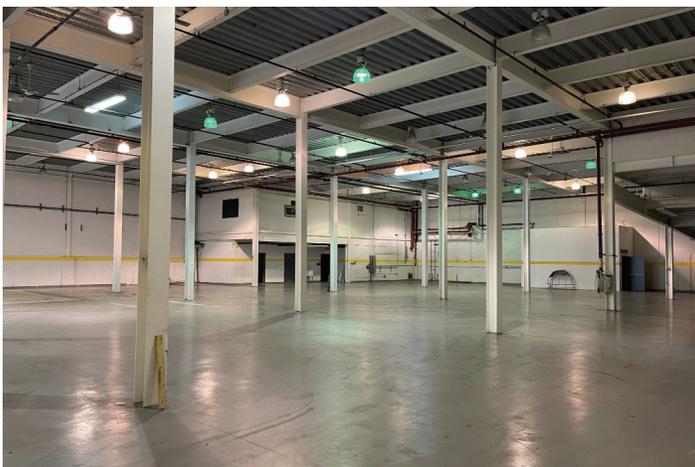
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INTERIOR PHOTOS



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