

**EXCLUSIVE FOR LEASE**

**WESTERN QUEENS BEST IN CLASS - 4,500 SF CORNER WAREHOUSE**

**42-01 19TH AVENUE**

**ASTORIA, NY 11105**



**FEATURES**

- 4,000 SF GROUND-FLOOR WAREHOUSE  
**NO COLUMNS - CLEAR SPAN - SMALL OFFICE**
- 500 SF STORAGE MEZZANINE
- **THREE DRIVE-IN DOORS (15'5" HIGH)**
- **28' CLEAR CEILING HEIGHT**
- HEAVY ELECTRIC & GAS UTILITIES
- ZONED M1-1 (AUTOMOTIVE USE OK)
- 140' OF FRONTAGE
- MINUTES TO MANHATTAN VIA RFK BRIDGE
- EASY ACCESS TO ALL OF NYC



**IMMEDIATE POSSESSION  
QUALIFIED INQUIRIES ONLY!**



**JOIN WILDFLOWER  
MOVIE STUDIOS**

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