

## Industrial Building for Lease 2382 Brooklyn Queens Expressway W, Astoria, NY



### Highlights:

Ground floor 2,580 SF of industrial space features mezzanine, storage racks, tool cage, restroom, drive-in bay; clear ceiling height 12'; heavy power. Zoning M1-1 light manufacturing.

Second floor 1,800 SF of furnished office with cubicles, kitchen, restroom and HVAC; clear ceiling height 8'; perfect for business professionals.

For both floors, monthly rent of \$10,000 includes base property tax. 3-year or 5-year lease term.

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