

EXCLUSIVE FOR SALE OR LEASE

18-35 STEINWAY PLACE | ASTORIA, NY 11105

36,500 SF | PRISTINE HIGH BAY WAREHOUSE MINUTES TO LGA AND ALL HIGHWAYS

38TH STREET / STEINWAY PLACE

TWO STREET FRONTAGE

STEINWAY STREET



STATUS:

VACANT

WORLD CLASS FOOD MANUFACTURING BUILDING SQL LEVEL 3

GREAT SPACE FOR

WAREHOUSE, DISTRIBUTION, MANUFACTURING, FOOD, STORAGE

FEATURES

- MODERN FOOD FACTORY AND WAREHOUSE
- PRIVATE 3,000 SF YARD
- HIGH CEILINGS - 20' FEET
- TWO-STREET FRONTAGE
- 6,000 SF OF MODERN OFFICES
- FLOOR DRAINS
- ABUNDANT NATURAL LIGHT

TOTAL PLOT 40,000 SF

BUILDING SF 36,500 SF TOTAL

PARKING 3,000 SF FENCED PAVED LOT
+ 20 OFF STREET PARKING SPOTS

LOADING DOCKS 1 INTERIOR LOADING DOCK

DRIVE-INS 2 DRIVE-IN DOORS

POWER HEAVY POWER (2,000 AMPS)

HEAT NATURAL GAS - HIGH PRESSURE

SPRINKLERED WET SYSTEM

ZONING M1-1

MEZZANINE 16,000 SF (CAN BE REMOVED)

**CONTACT
EXCLUSIVE AGENT**

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18-35 38TH STREET | ASTORIA, NY 11105

EASY ACCESS TO ALL OF NYC - ONLY A 10 MINUTE COMMUTE TO LGA

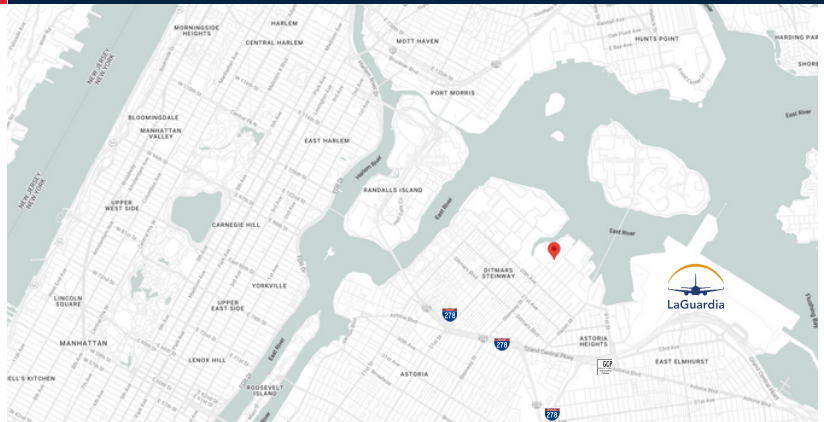


ACCESSIBILITY

18-35 38TH STREET IS CONVENIENTLY LOCATED NEAR LAGUARDIA AIRPORT, WITH DIRECT ACCESS TO MAJOR HIGHWAYS, MTA SUBWAY, AND MTA LONG ISLAND RAILROAD, PROVIDING AND A SHORT COMMUTE TO MANHATTAN, BRONX, BROOKLYN AND NEW JERSEY.



ONLY A 10 MIN DRIVE TO LGA



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