

# 33-59

## 55TH STREET

WOODSIDE, NEW YORK



4,500 SF INDUSTRIAL BUILDING FOR LEASE

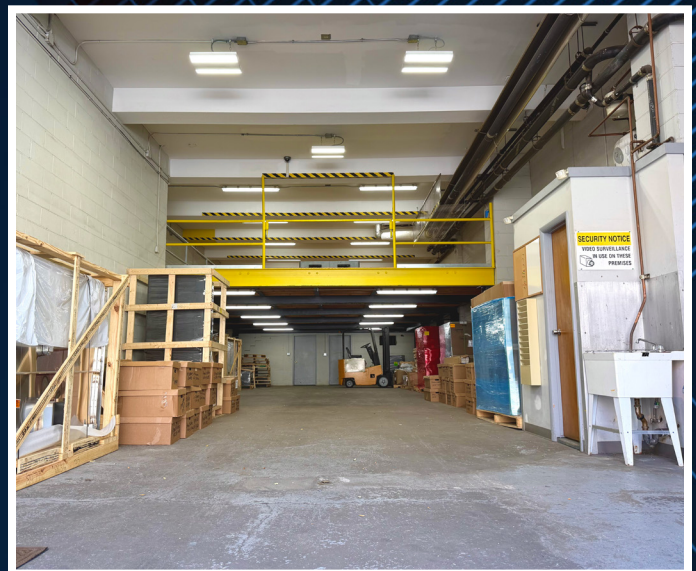


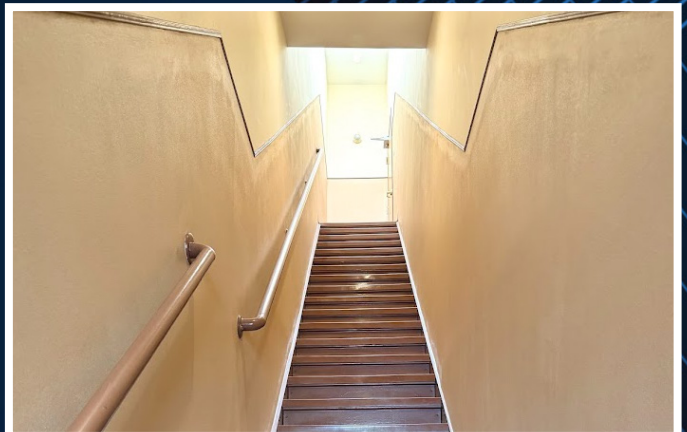
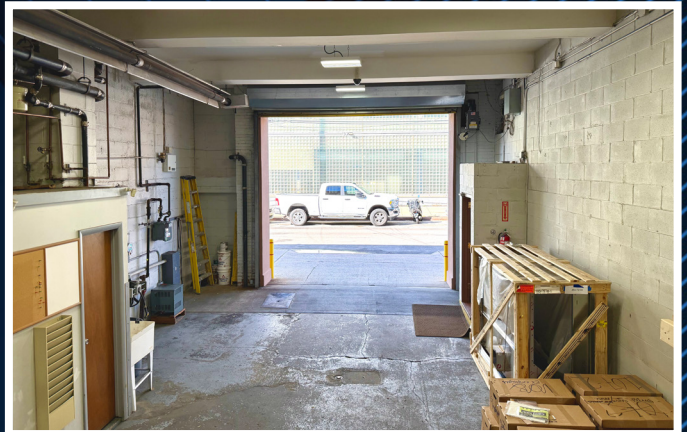
# INDUSTRIAL BUILDING WITH EXCELLENT CORPORATE IMAGE FOR LEASE.

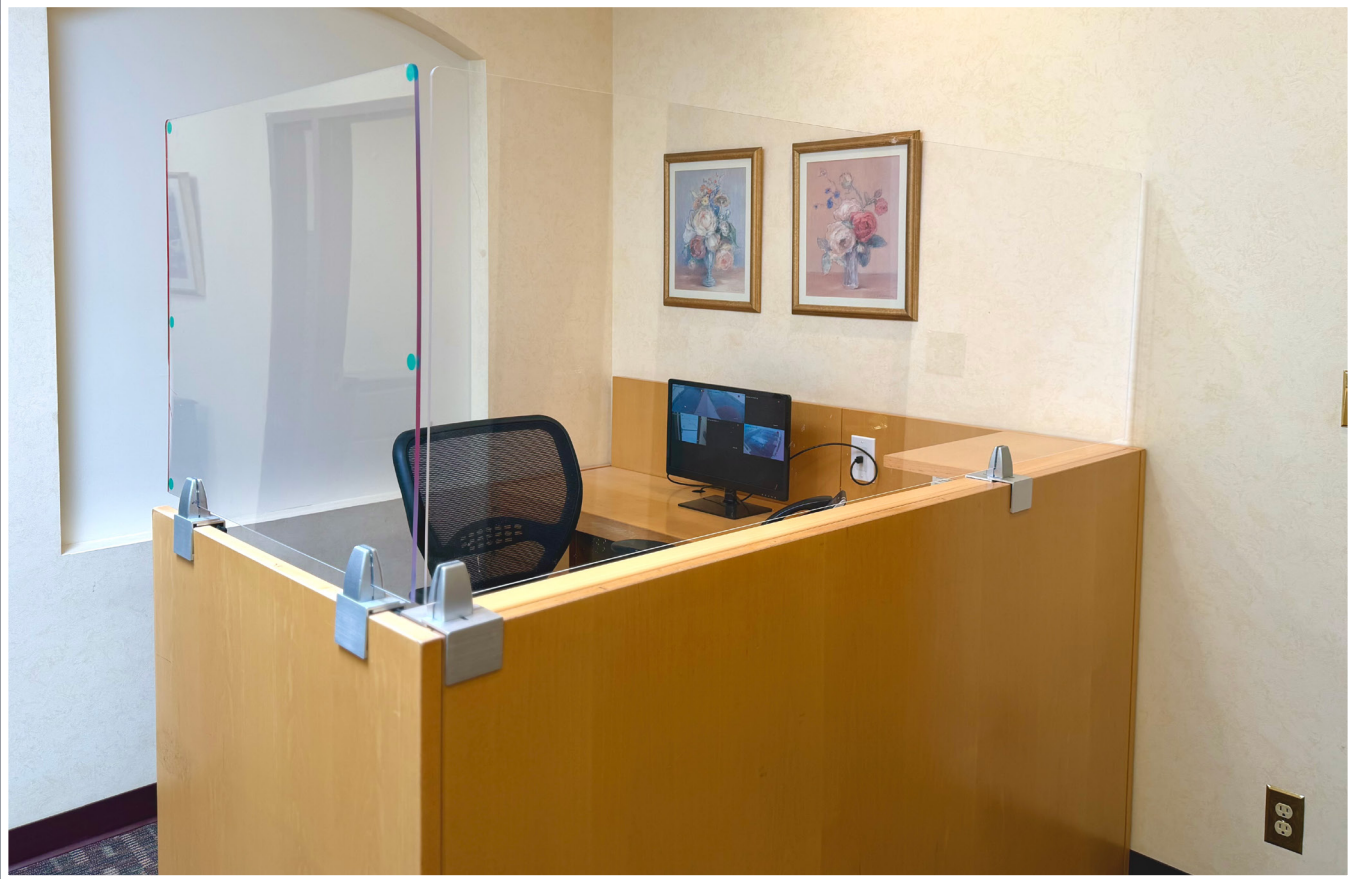
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**Total Building:** +/- 4,500 SF  
**Office:** +/- 2,000 SF  
**Lot Dimensions:** 25.42' x 100'  
**Warehouse:** +/- 2,500 SF  
**Mezzanine:** +/- 1,600 SF *(not included in square footage)*  
**Loading:** 1 Drive-in (14' High)  
**Ceiling Height:** 13'8" Clear  
**Zoning:** M1-1  
**Heat:** Gas  
**Power:** 400 amps  
**HVAC:** Office Space Only  
**Sewers:** Yes  
**Parking:** Street  
**Year Built:** 1964  
**RE Taxes:** \$27,866.08 (\$6.19 PSF)  
**Asking Price:** Call for Details

- Excellent Corporate Image
- Well maintained second floor office
- Ideal for contractor/construction uses
- Immediate access to public transportation
- 1,600 SF of mezzanine space not included in square footage
- Rare availability in Woodside submarket









LOCATION	DISTANCE
Manhattan	+/- 4.5 Miles
LGA	+/- 3.5 Miles
JFK	+/- 15 Miles
Whitstone Bridge	+/- 8 Miles
Nassau/Queens Border	+/- 16 Miles

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