

EXCLUSIVE FOR SALE

37-15 61ST STREET, WOODSIDE, NY 11377

HAVE YOUR NAME IN LIGHTS

TURNKEY CORPORATE HEADQUARTERS LOCATED JUST "OFF BROADWAY" AND THE BROOKLYN-QUEENS EXPRESSWAY



PROPERTY OVERVIEW

Total Building Size: Approx. 22,134 SF // Ground Floor: 14,902 SF // Second Floor: 7,232 SF of Finished Office & Flex Space

PROPERTY FEATURES

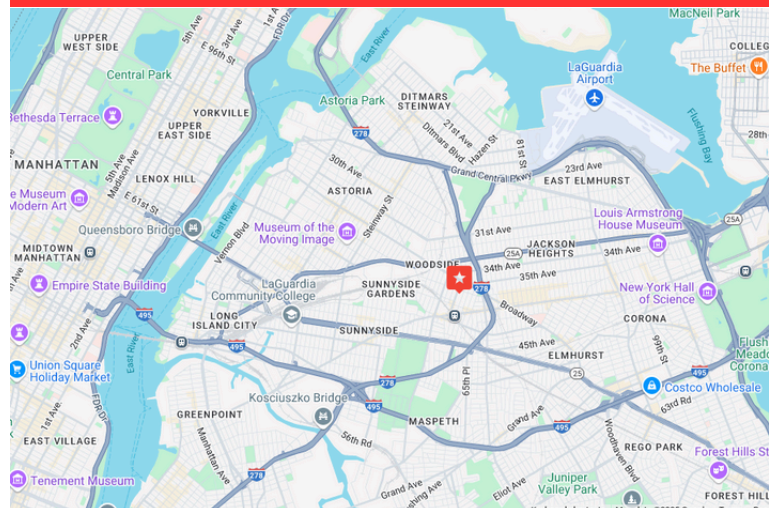
- **Loading Docks:** Two drive-in doors, one equipped with a scissor lift for efficient loading and unloading
- **Power Supply:** Robust 2,400 AMPS of power to support heavy machinery and operations
- **HVAC -** Entire building is HVAC'd
- **Freight Elevator:** 2,000-pound capacity freight elevator facilitating easy movement between floors
- **Ceiling Height:** 17 feet, suitable for various industrial applications
- **Construction:** Semi-fireproof (F4) building class, ensuring safety and compliance

ACCESS

- Located near 65th St & Broadway subway station and 58 St/37 Av bus routes, offering excellent transportation options



**CONVENIENT LOCATION
EASY ACCESS TO MAJOR HIGHWAYS AND TRANSIT
MINUTES TO ALL BOROUGHS**



CONTACT EXCLUSIVE AGENT

KOSTAS ALAFOYIANNIS

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SCISSOR LIFT LOADING DOCK



FREIGHT ELEVATOR



PARTITIONED WORK-STATIONS & CONFERENCE ROOM



DISTRIBUTION OR MANUFACTURING CENTER

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