

NEW EXCLUSIVE - FOR SALE

GREAT SPACE FOR

9,300 SQ.FT. HIGH BAY 1-STORY BUILDING ZONED M1-1

24-20 49TH STREET | ASTORIA, NY 11103

- WAREHOUSE / DISTRIBUTION: HIGH CEILINGS
- MANUFACTURING: HEAVY POWER
- 3,000 SF COOLER



NEIGHBORHOOD
ASTORIA, QUEENS, NY

CONDITION
FULL BUILD-OUT

STATUS
AVAILABLE IMMEDIATELY

PROPERTY DESCRIPTION

HIGH-VISIBILITY | STRATEGIC LOCATION | VERSATILE INDUSTRIAL USE

Rare opportunity - ideal for owner-user or investor! This highly desirable property in the heart of Astoria's industrial hub offers the perfect blend of usability and income potential, delivered vacant, or with an existing tenant already in place.

KEY FEATURES

- **LOCATION:** Close proximity to N/Q/R/M/E-Train Subway Stations
- **ACCESSIBILITY:** Conveniently Located Near Major Highways and LaGuardia Airport
- **EXISTING TENANT:** Continue Collecting Income (or delivered vacant)
- **FLEXIBILITY:** Traditional Warehouse, Gated Yard, and Vacant Yard

PROPERTY SPECS

TOTAL PROPERTY SF:	9,300 SF
CEILING HEIGHT:	17' HEIGHT
AMPS:	HEAVY POWER
HEAT:	GAS HEAT
BLOCK / LOT:	746 / 59
STORAGE:	3,000 SF REFRIGERATION
DRAINS:	FLOOR DRAINS
ZONING:	M1 -1 (Flexible Industrial Use)
DIMENSIONS:	80' x 109' - IRREGULAR
R.E. TAXES:	\$46,326

CONTACT
EXCLUSIVE AGENT

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REAL ESTATE

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM | CREATING OPPORTUNITIES TOGETHER

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

NEW EXCLUSIVE - AVAILABLE

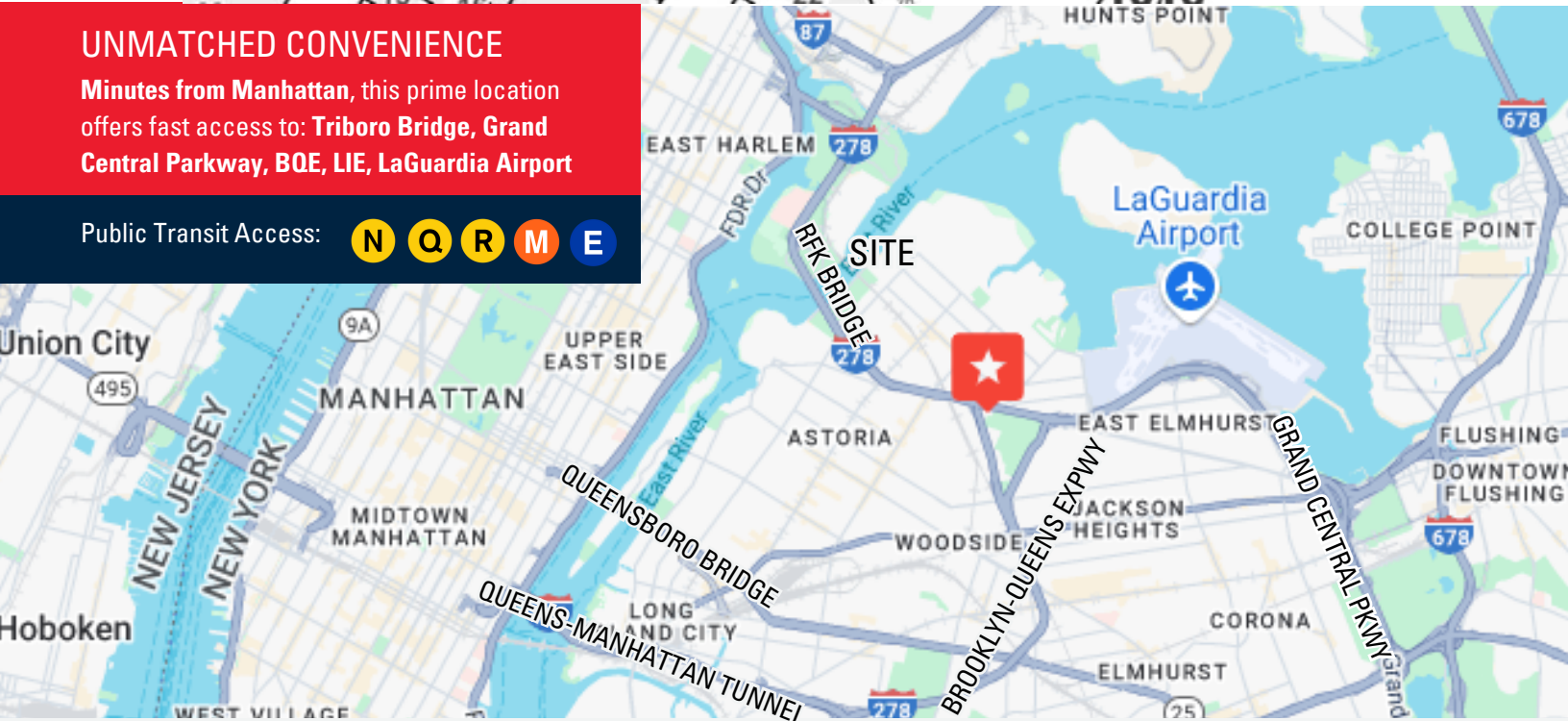
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UNMATCHED CONVENIENCE

Minutes from Manhattan, this prime location offers fast access to: Triboro Bridge, Grand Central Parkway, BQE, LIE, LaGuardia Airport

Public Transit Access:



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