

AVAILABLE FOR SALE

# 160,000 SF AS IS OR RE-DEVELOPMENT PROMINENT THREE-STREET FRONTAGE FIREPROOF & SPRINKLERED



MEDICAL FACILITY - RENDERING



HOTEL - RENDERING



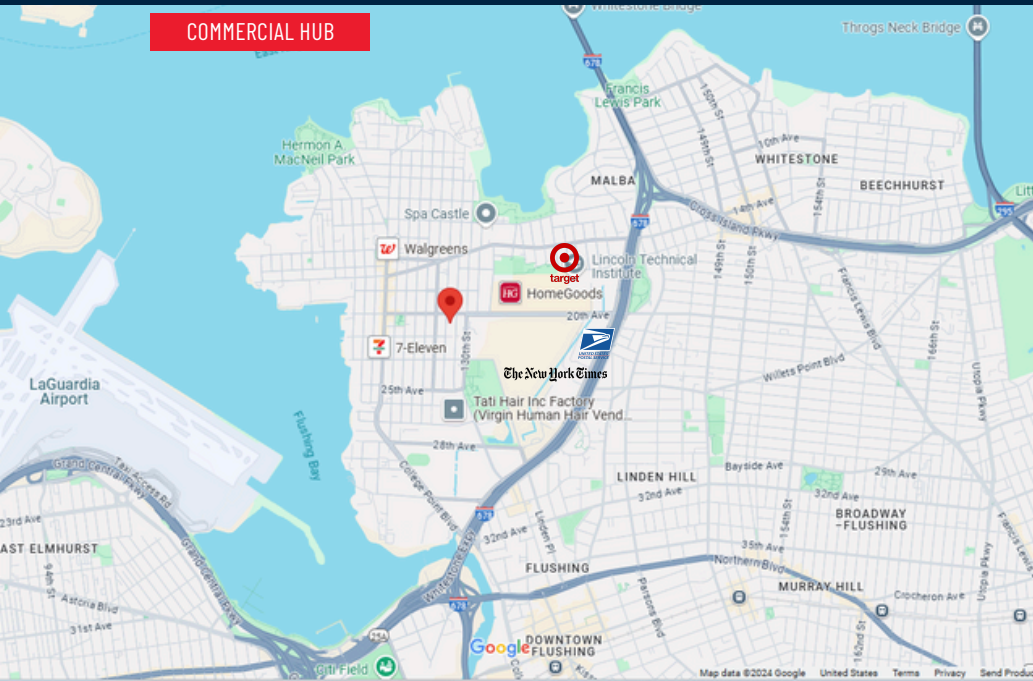
COMMUNITY- RENDERING

**NEIGHBORHOOD**  
FLUSHING / COLLEGE POINT

**PRICED FOR**  
INDUSTRIAL / COMMERCIAL / RE-DEVELOPMENT

**OFFERING**  
VACANT OR NET LEASE

**STATUS**  
AVAILABLE IMMEDIATELY



COMMERCIAL HUB

## KEY HIGHLIGHTS

- Delivered vacant or with a long-term NNN lease up to 10-years
- Ideal for immediate occupancy or stabilized income during planning
- Excellent access to transportation, ideal for industrial, commercial, or mixed-use development

<b>TOTAL BUILDING SF</b>	160,000 SF
<b>BLOCK &amp; LOT</b>	BLOCK 4173 / LOT 10
<b>LOT SIZE</b>	350' FT X 200' FT
<b>LOT SF</b>	70,000
<b>STORIES</b>	3 STORIES
<b>YEAR BUILT / RENO</b>	1941 / 1999
<b>ZONING</b>	M1-1
<b>DOCKS</b>	3 LOADING DOCKS
<b>DRIVE-INS</b>	3 DRIVE-IN BAYS
<b>DIRECT LOADING</b>	ALL LEVELS

## CONTACT EXCLUSIVE AGENTS

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**GREINER-MALTZ**  
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"CREATING OPPORTUNITIES TOGETHER"

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