

13202 89th Ave

13202 89th Ave, Richmond Hill, NY 11418

Presented By:
WELNER
ASSOCIATES



Property Details

Comfort & Convenience

- Oversized 4000 lb. capacity freight elevator.
- All new bathrooms (including handicapped).
- All new utility sinks.
- Dedicated electrical receptacle for portable AC.

Energy Efficient Green Building:

- Outstanding R-16 Exterior wall Insulation throughout.
- New double glazed insulated energy efficient windows.
- Solar rooftop panels providing a portion of the electrical needs of the building.
- High efficiency gas central heating system.
- High efficiency true daylight florescent fixtures.
- Light motion sensors installed throughout studios, bathrooms and all common areas.

Utilities

- All new Electric lines.
- All new plumbing.
- Forced hot air central heating system.

Security

- 24/7 Recorded Video Monitoring of all hallways, yards and perimeter
- Fireproof building.
- Sprinkler system throughout with monthly inspection and 24/7 monitoring
- Steel Fire proof studio doors
- Lockable heavy duty handle levers and separate heavy duty deadbolt locks.
- Heavy Duty building entry door with computerized Electronic Fob entry system.
- Phone Intercom and access system – your visitors press your Studio # on the outdoor intercom calls your cell phone wherever you are. You can allow your guests entry to the building right from your phone.
- Electronically gated loading area.

Location and conveniences:

- Central Location with outstanding, EASY access via subway, bus or auto
- Short 5 minute walk from Jamaica Ave subway station.
- Near LIRR station and all airports
- Available stores within a 2 block radius include, Starbucks, Subways, Dunkin Donuts, Fully stocked paint and hardware store, restaurants, convenience stores, coin operated laundry, \$.99 stores etc.

Price: \$22.00 - \$34.00 /SF/Yr

View the full listing here: <https://www.loopnet.com/Listing/13202-89th-Ave-Richmond-Hill-NY/17607808/>

Rental Rate:	\$22.00 - \$34.00 /SF/Yr
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area	32,100 SF
:	
Year Built:	1923
Rental Rate Mo:	\$1.83 USD/SF/Mo

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Listing spaces

1st Floor Ste Suite 5

Space Available: 3,500 SF
Rental Rate: \$22.00 /SF/Yr
Date Available: Now
Service Type: TBD
Space Type: Relet
Space Use: Industrial
Lease Term: Negotiable

For 3D Virtual Walkthrough, please use the following link:<https://my.matterport.com/show/?m=kMdh33Jhw4N&brand=0>

2nd Floor Ste 207

Space Available: 360 SF
Rental Rate: \$34.00 /SF/Yr
Date Available: Now
Service Type: TBD
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

For 3D Virtual Walkthrough, please copy and paste the following link:Suite #207:
<https://theta360.com/s/qt8aWDeMcvrdoR7pT0KNBRPZg>

2nd Floor Ste 208

Space Available: 400 SF
Rental Rate: \$34.00 /SF/Yr
Date Available: Now
Service Type: TBD
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

HVAC Split Unit Installed for Heat and ACFor 3D Virtual Walkthrough, please copy and paste the following link:Suite #208:
<https://theta360.com/s/o1D3RwoZBbxoOz5DSkUMAKYgC>

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Location



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Property Photos



Primary Photo



Plat Map

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Ari Welner

ari@welnerassociates.com

(917) 715-4125

David Welner

91st Ave

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