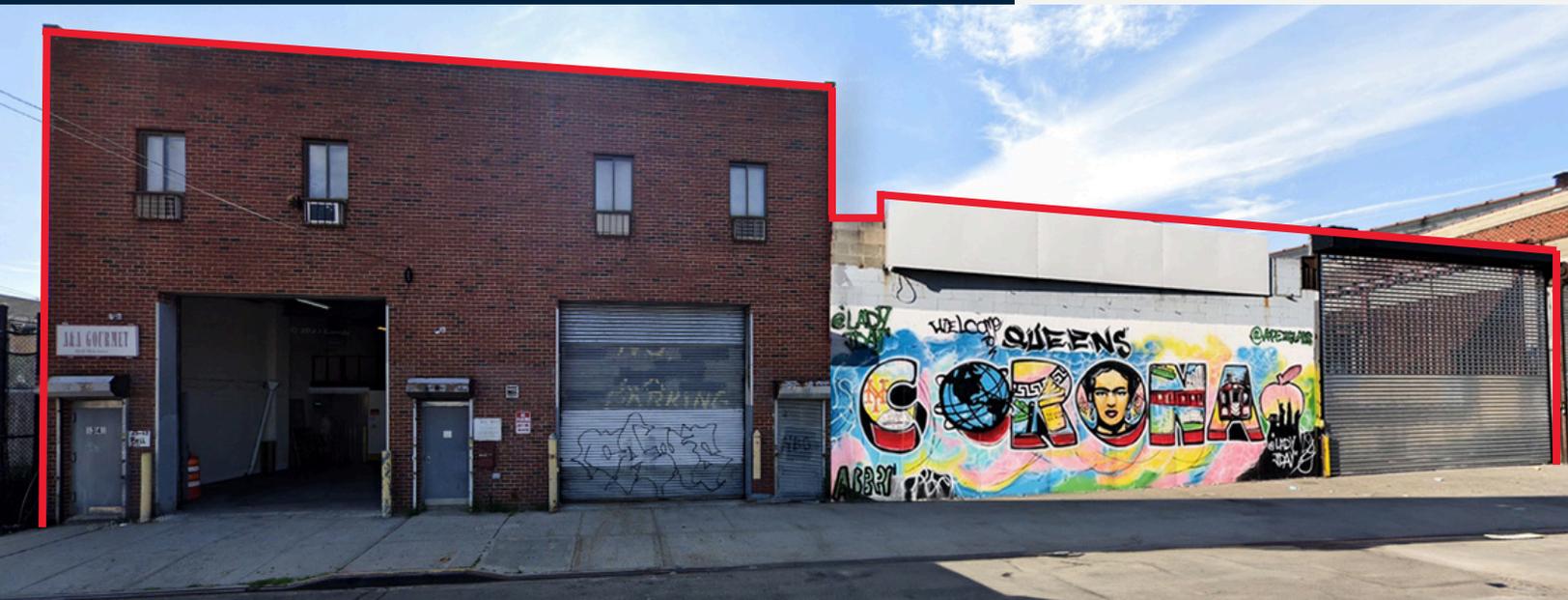


NEW EXCLUSIVE - AVAILABLE

21,000 SQ. FT INDUSTRIAL PROPERTY BUILDING & YARD - STREET-TO-STREET - ZONED M1-1 53-42 98TH STREET | QUEENS, NY 11368

GREAT SPACE FOR

- WAREHOUSE / DISTRIBUTION: HIGH CEILINGS
- MANUFACTURING: HEAVY POWER
- COVERED YARD: TOOLS & EQUIPMENT LOCKER
- VACANT LAND: PARKING, STAGING, STORAGE
- CAR / TRUCK REPAIR: "AS OF RIGHT"
- USDA FOOD PROCESSING FACILITY



NEIGHBORHOOD
CORONA / QUEENS, NY

CONDITION
FULL BUILD-OUT + LAND

STATUS
AVAILABLE IMMEDIATELY

PROPERTY DESCRIPTION

This commercial property is just a 5-minute walk from Queens Blvd. and I-495, ideal for both walking and vehicle access. It features an existing 5,400 sq. ft. brick building for offices/warehousing, a 10,000 sq. ft. quonset hut for manufacturing, and a 5,600 sq. ft. vacant yard for parking, staging, or loading. With a total of 21,000 sf of available space, this building highly versatile and suitable for both industrial manufacturing, storage, and warehousing uses.

KEY FEATURES

- **LOCATION:** Close proximity to E/M/R-Train subway station & I-495 Expwy
- **EXPIRED LEASES:** Collect income upon closing
- **FLEXIBILITY:** Traditional warehouse, covered yard, and vacant land space
- **LOGISTICS:** Street-to-Street accessibility with drive-in entries for easy access
- **FUNCTIONALITY:** Heavy power and multiple overhead cranes

PROPERTY SPECS

TOTAL PROPERTY SF:	21,000 SF
BUILDING SF / DIVISIONS:	5,400 SF + 10,000 SF
YARD SF:	5,600 SF
CEILING HEIGHT:	16' - 22' HEIGHT
AMPS:	HEAVY POWER
HEAT:	GAS HEAT
BLOCK / LOT:	1898 / 4
LOT SIZE:	200 FT x 105 FT
STORIES:	1 FLOOR + MEZZANINE OFFICES
YEAR BUILT:	1950
LAST RENOVATED:	1987
ZONING:	M1-1
TAXES:	\$47,998 PER ANNUM
LOADING:	6 DRIVE-IN DOORS

CONTACT
EXCLUSIVE AGENT

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GREINER-MALTZ
REAL ESTATE

