

NEW EXCLUSIVE - FOR SALE

# 22,300 SQ.FT. CORNER PROPERTY

BUILDING & YARD - ZONED M1-1

24-18 49TH STREET | ASTORIA, NY 11103

GREAT SPACE FOR

- WAREHOUSE / DISTRIBUTION: HIGH CEILINGS
- MANUFACTURING - HEAVY POWER
- COVERED LOADING - TOOLS & EQUIPMENT LOCKER
- VACANT LAND - PARKING, STAGING, STORAGE



## 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 corner 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
- **LOGISTICS:** Accommodates 53' Tractor Trailer Access

## PROPERTY SPECS

<b>TOTAL PROPERTY SF:</b>	22,300 SF
<b>BUILDING SF / DIVISIONS:</b>	18,300 SF + 4,000 SF YARD
<b>CEILING HEIGHT:</b>	12' - 18' HEIGHT
<b>AMPS:</b>	HEAVY POWER
<b>HEAT:</b>	GAS HEAT
<b>BLOCK / LOT:</b>	746 / 51, 53 & 59
<b>STORAGE:</b>	REFRIGERATION
<b>2ND FLR OFFICES:</b>	8,000 SF CLASS-A OFFICES
<b>ELEVATOR(S)</b>	1 FREIGHT ELEVATOR (5,000 LBS)
<b>DRAINS:</b>	FLOOR DRAINAGE
<b>ZONING:</b>	M1 -1 (Flexible Industrial Use)
<b>LOADING:</b>	5 LOADING PLATFORMS

## CONTACT EXCLUSIVE AGENT

### KOSTAS ALAFOYIANNIS

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NEW EXCLUSIVE - AVAILABLE

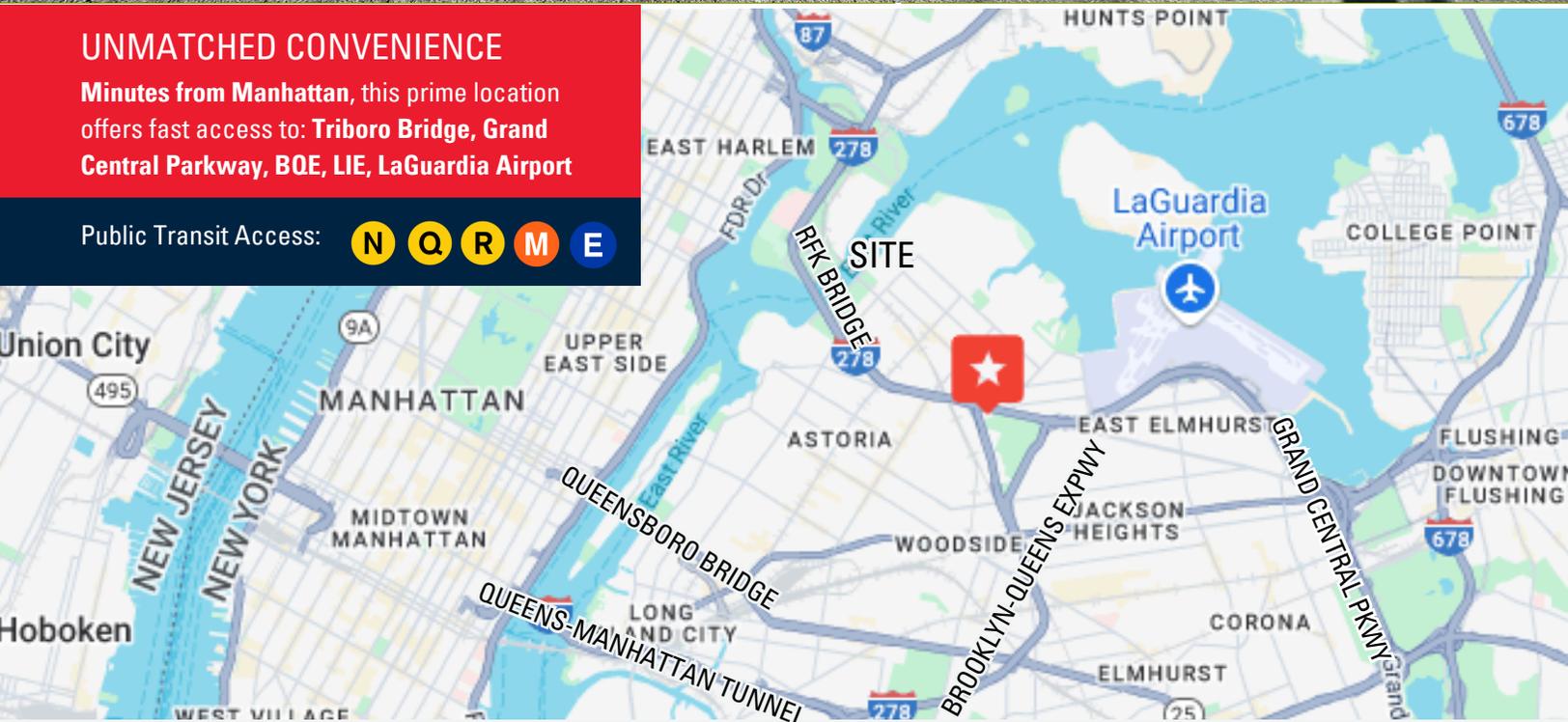
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### UNMATCHED CONVENIENCE

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

Public Transit Access: **N** **Q** **R** **M** **E**



**CONTACT**  
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