



# 18-02 PETRACCA PLACE COLLEGE POINT, NY

**FULL PACKAGE FOR LEASE  
OFFICE, PARKING, LAND & BAYS  
CLOSE TO MAJOR ROADWAYS, BRIDGES AND TUNNELS**

Copyright © 2021 Colliers International.  
Information herein has been obtained from sources deemed reliable, however its  
accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



## BUILDING SPECIFICATIONS

AVAILABLE SPACE: +/- 9,500 SF (*traditional office*)  
+/- 2,800 SF *additional secured locked file storage available*

MEZZANINE: +/- 650 SF

PARKING: Available

### OFFICE CONFIGURATIONS:

+/- 5,000 SF

+/- 3,000 SF

+/- 1,500 SF

LAND: +/- 60,000 SF (Divisible)

### SHORT TERM AVAILABILITY:

5,676 SF USER-READY BAYS AVAILABLE

Accessories/Features (depending on bay):

- 18'+ Ceiling Height
- Compressed Air
- Water/Heat
- Exhaust System
- Motorized 14' Overhead Roll Up Door
- 2 & 3 Ton Overhead Cranes

**18-02 PETRACCA** offers the total package with executive offices, excellent parking, work bays and yard space. The property is an ideal location for logistics, telecom and companies that are seeking a centralized location. This move-in ready space has security access at the side entrances and is easily accessible to all major airports, thoroughfares and bridges.

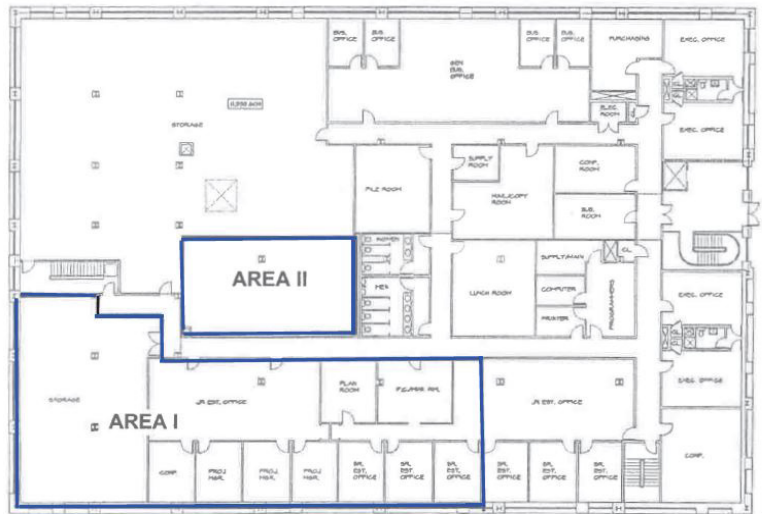


**ASKING LEASE PRICE: UPON REQUEST**

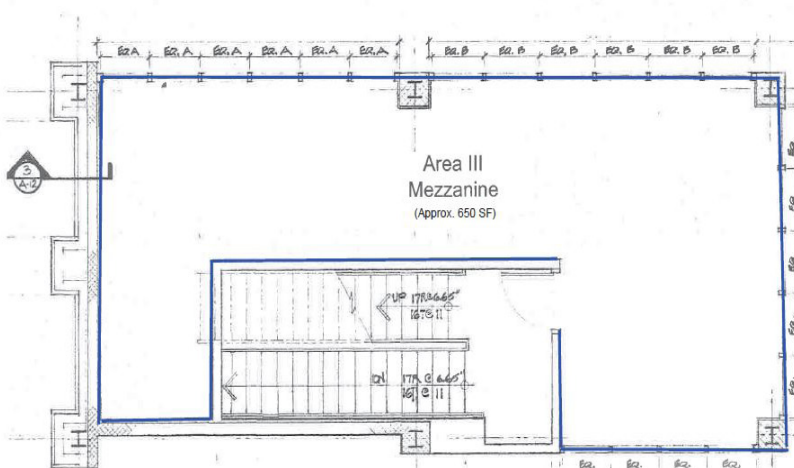
# OFFICE FLOOR PLANS



## SECOND FLOOR



## MEZZANINE





**MAJOR ROADWAYS:**

LONG ISLAND EXPRESSWAY..... 4 MILES  
CROSS ISLAND PARKWAY..... 1.1 MILES

**BRIDGES/ TUNNELS/ AIRPORTS:**

WHITESTONE BRIDGE..... 1.3 MILES  
THROGS NECK BRIDGE..... 2.2 MILES  
TRIBORO BRIDGE..... 6.3 MILES  
MIDTOWN TUNNEL..... 10 MILES  
JFK AIRPORT..... 11 MILES  
LAGUARDIA AIRPORT..... 2.4 MILES

**SCOTT SILVERSTEIN**  
516 284 3443 | DIRECT  
LONG ISLAND, NY  
NYS Licensed RE Salesperson  
scott.silverstein@colliers.com

