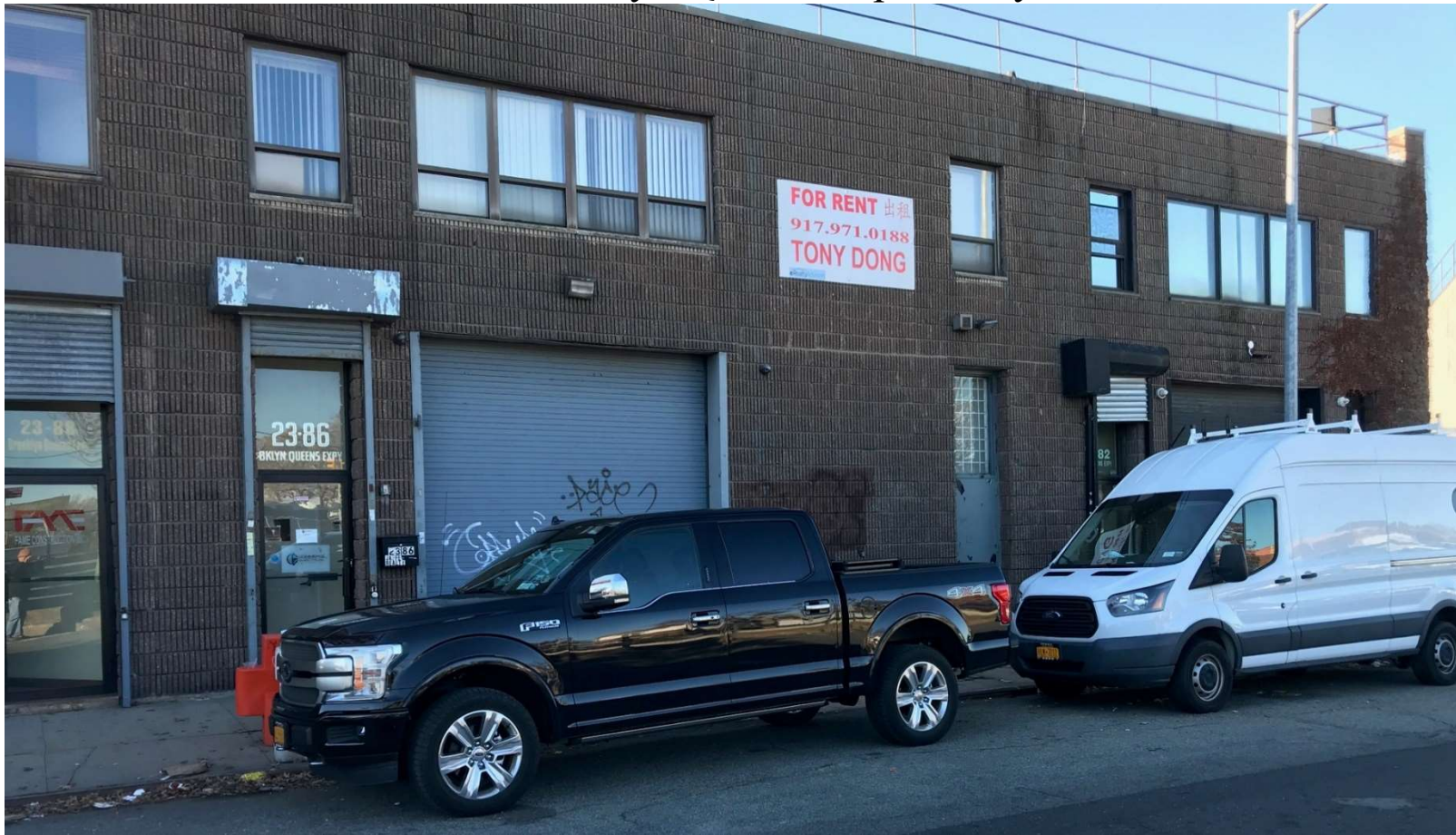


4,300 SF of Industrial and Office Space for Lease 2382 Brooklyn Queens Expressway W, Astoria, NY 11103



Property Highlights:

First floor 2,580 SF of industrial space with mezzanine, storage racks and tool cage, restroom, drive-in bay, roll-up door; clear ceiling height 12'; heavy power; monthly rent \$7,000 includes base property tax.

Use: industrial and manufacturing; perfect for contractor and factory professionals. No auto repair, no chemical and no hazardous materials due to building permit restrictions.

Second floor 1,720 SF of furnished office with cubicles, kitchen, and restroom; clear ceiling height 8'; monthly rent \$3,150 includes base property tax.

Use: doctor, physical therapist, dentist, architect, accountant, lawyer and contractor's offices, show rooms.

Tony Y. Dong

Licensed Real Estate Broker

DYN Realty, LLC, 4240 212th St, 3C, Bayside, NY 11361-2850

Mobile: 917.971.0188; Email: dynrealty@gmail.com; Website: dynrealty.com