



13202 89th Ave

13202 89th Ave, Richmond Hill, NY 11418

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13202 89th Ave

\$35.00 /SF/YR

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....

- Central Location with outstanding, EASY access via subway, bus or auto
- Phone Intercom and access system
- 24/7 Recorded Video Monitoring



Rental Rate: \$35.00 /SF/YR

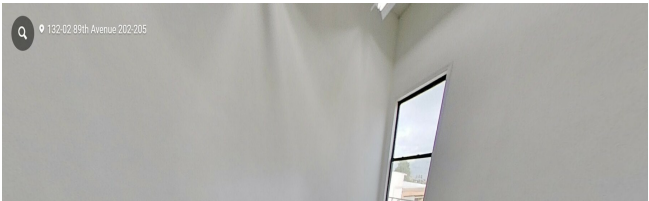
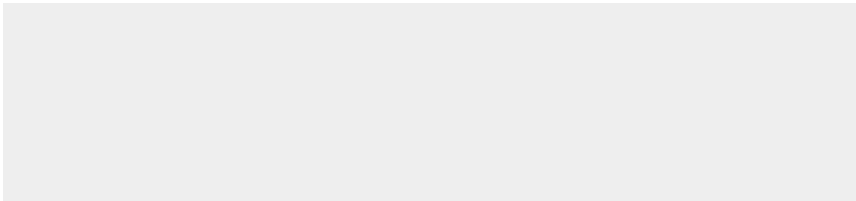
Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 32,100 SF

Year Built: 1923

Rental Rate Mo: \$2.92 /SF/MO



2nd Floor Ste 202-203

1

Space Available	460 SF
Rental Rate	\$35.00 /SF/YR
Date Available	September 11, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

For a 3D walkthrough, please use the following link:
<https://my.matterport.com/show/?m=Hno8RkGfyWM>

2nd Floor Ste 208

2

Space Available	400 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Flex
Lease Term	1 - 20 Years

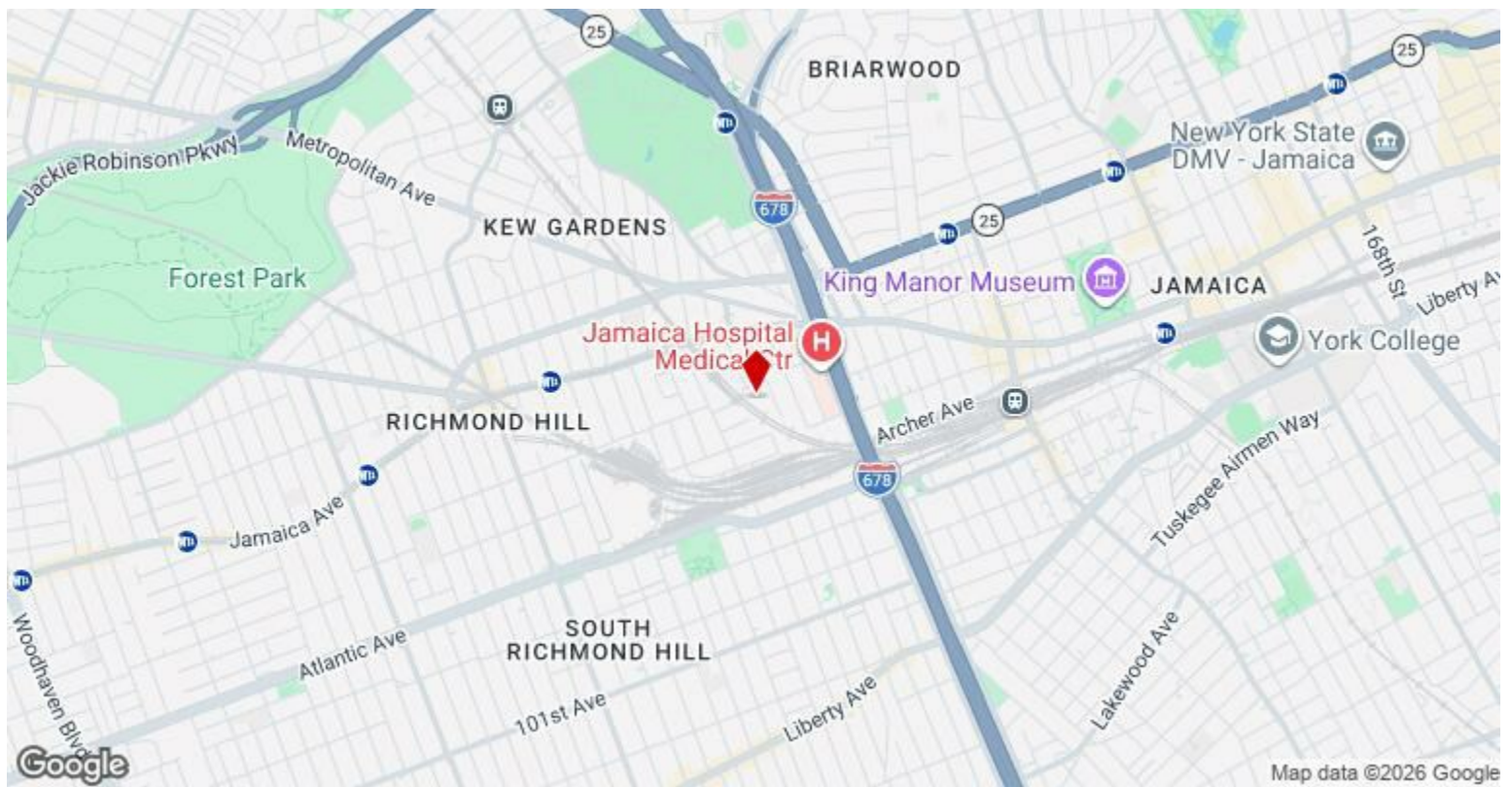
For 3D Walkthrough, please use the following link:
<https://my.matterport.com/show/?m=sfPViegyJFM>

2nd Floor Ste 220

3

Space Available	330 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Flex
Lease Term	1 - 20 Years

For 3D Image of the space, please use the following link:
<https://app2.ricoh360.com/viewer/1cb4bda4-9fd6-44cf-986f-4ed72b038e59>



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Comfort & Convenience

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Energy Efficient Green Building:

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Utilities

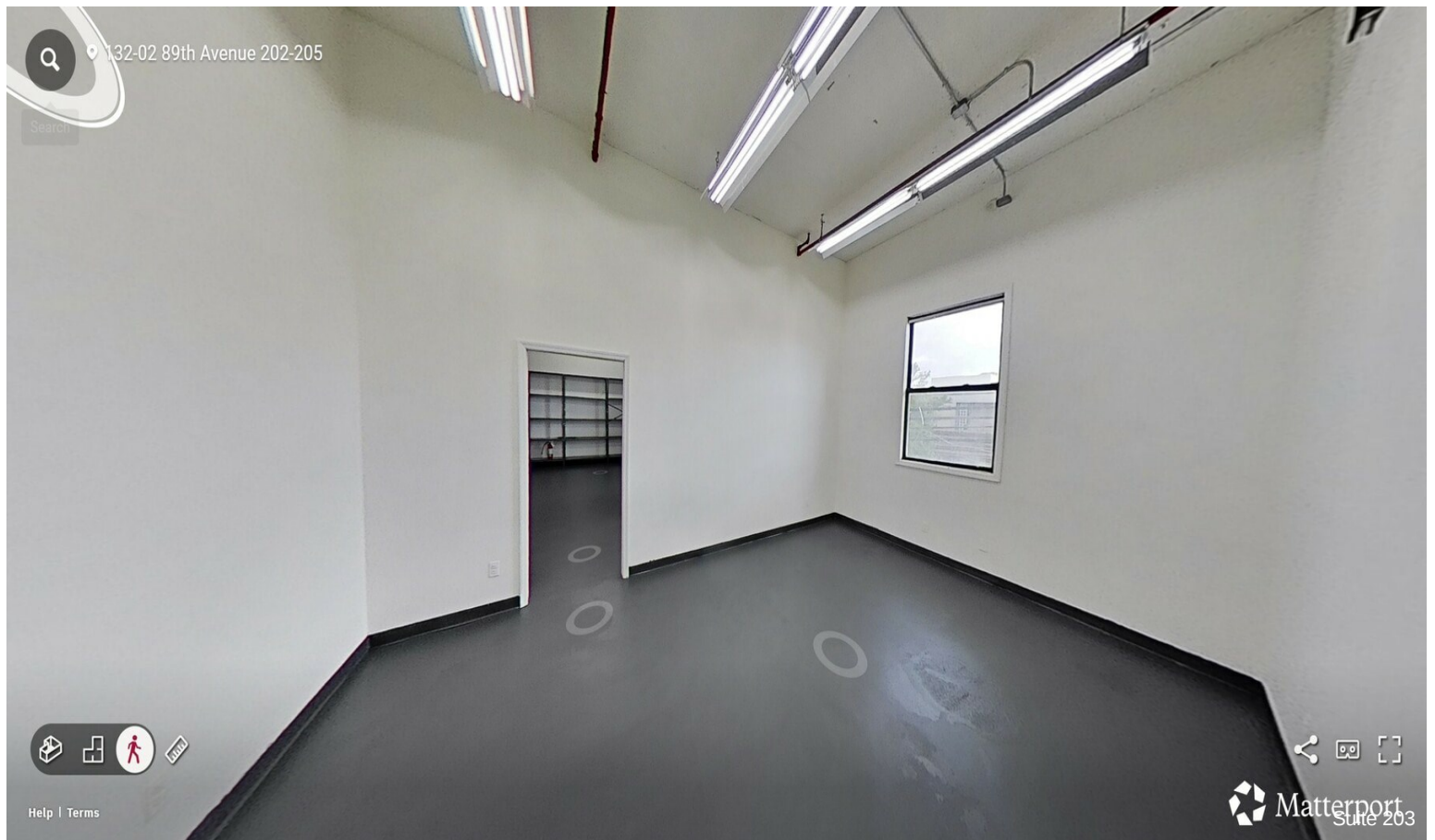
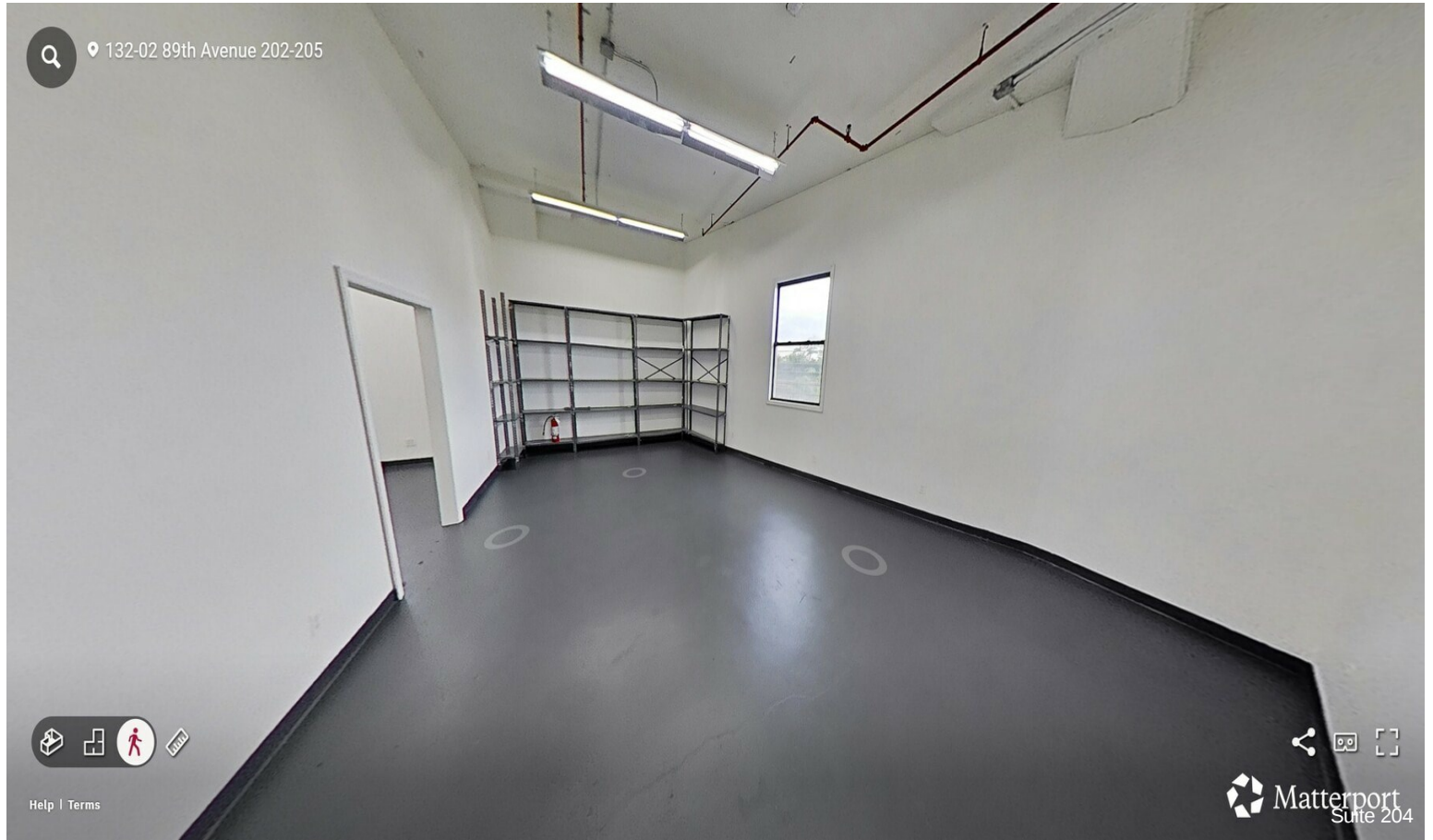
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Security

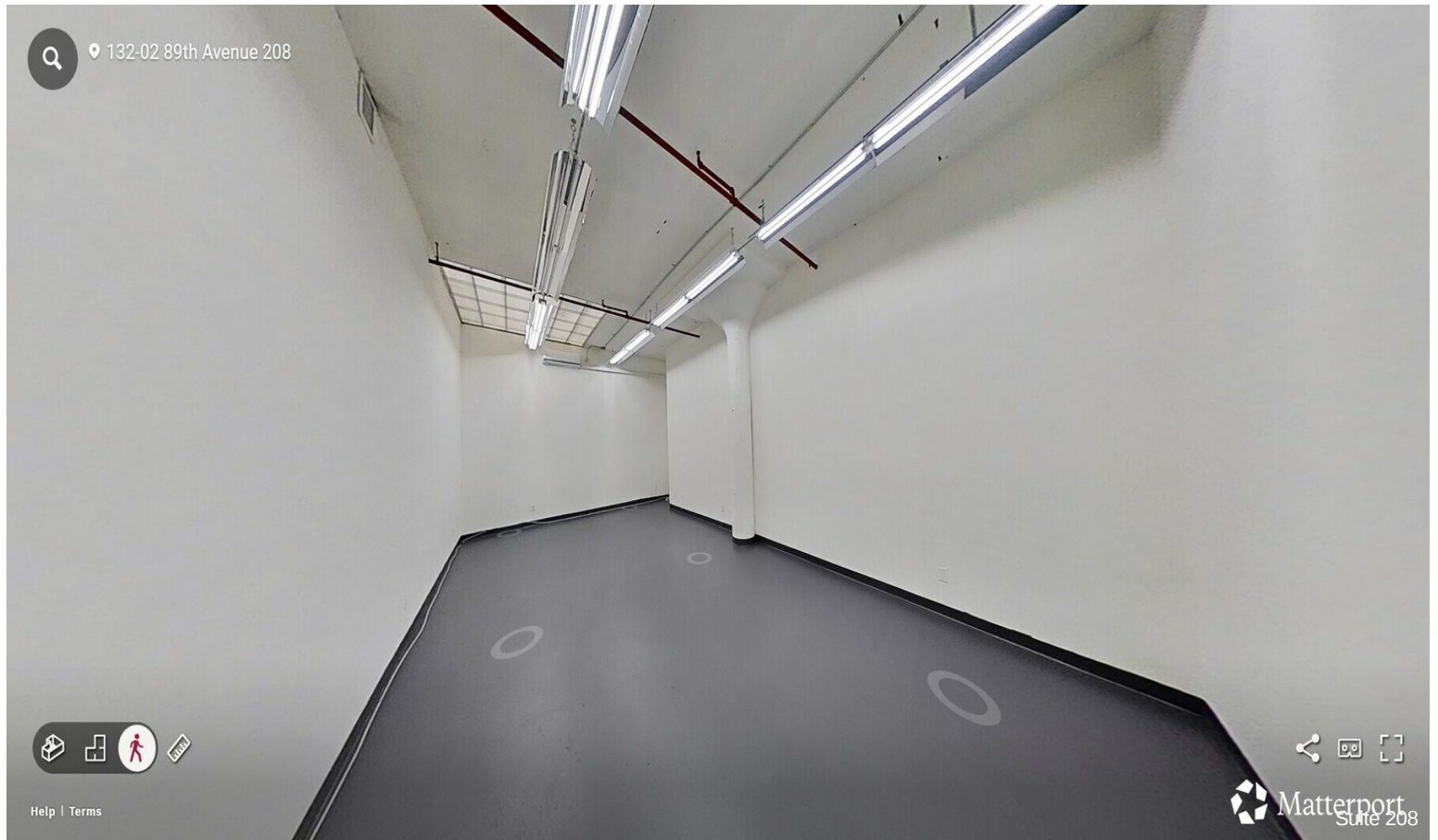
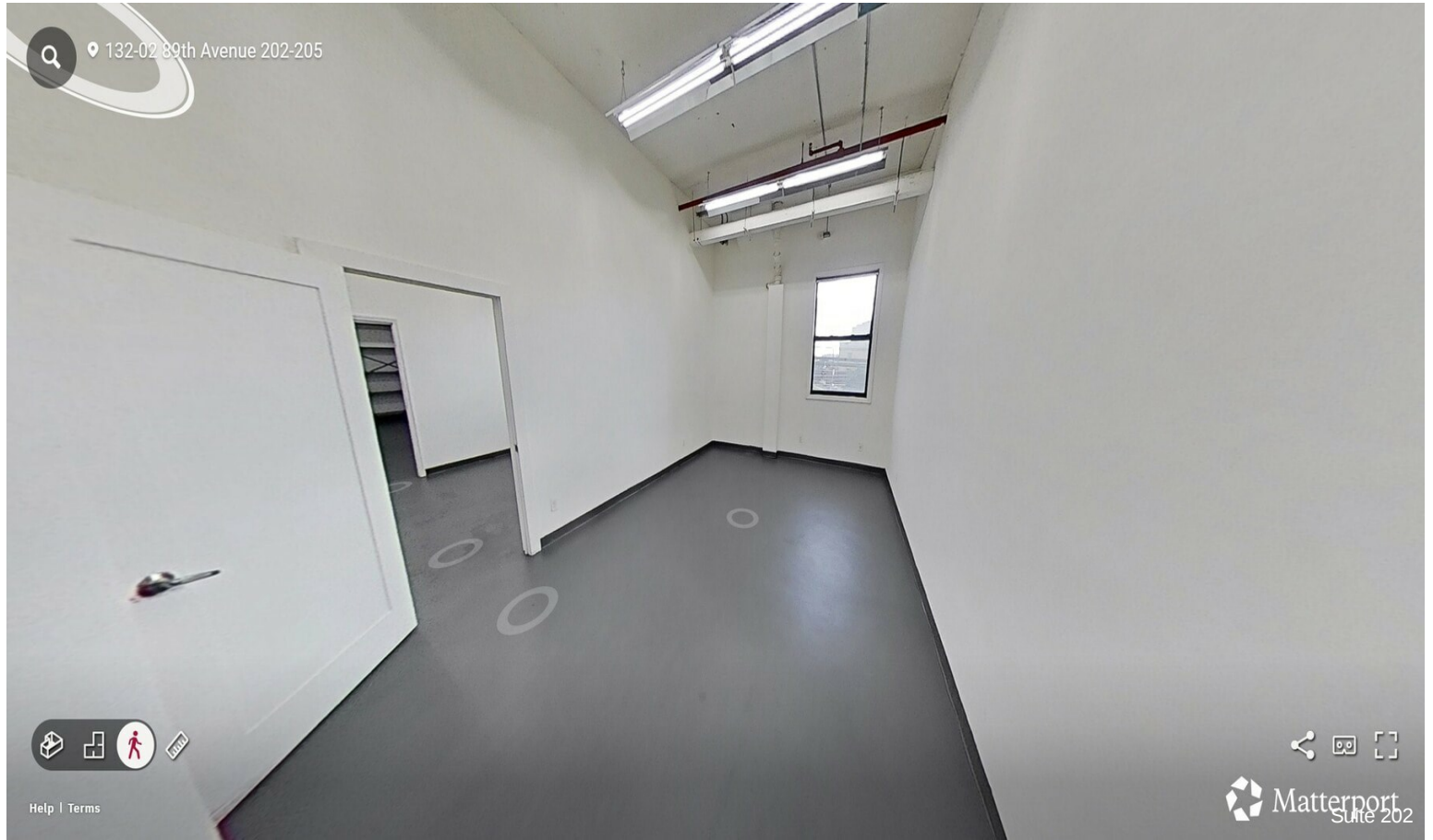
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Location and convenience:

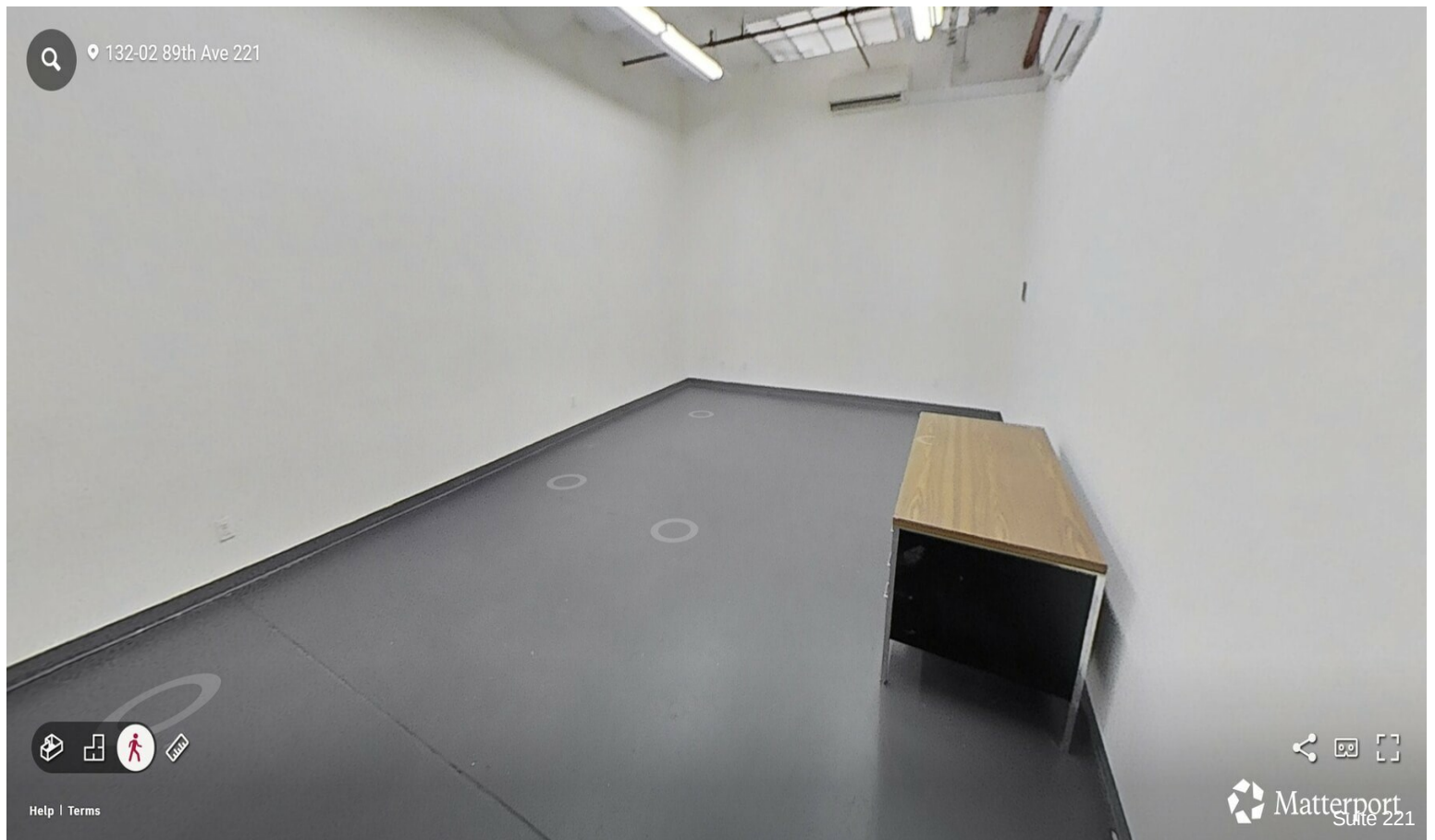
Property Photos



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