Industrial/Flex Space Available

17,200 RSF (Divisible to 8,600 RSF)



16'-0" Clear Ceiling Height in Warehouse High-end Office Finishes

CBRE

19-02

Industrial/Flex Space Available Space Available

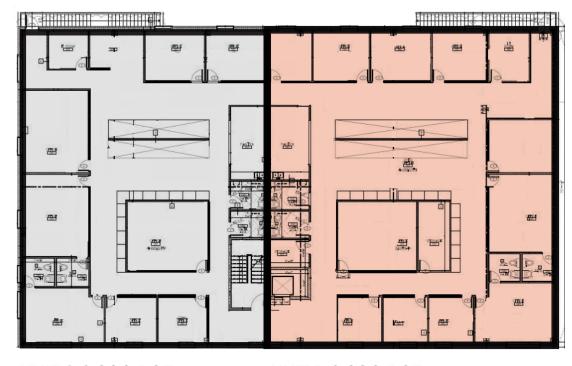
17,200 RSF Available

Divisible to Two Units 8,600 RSF

Each Unit Includes:

- 4,300 RSF office
- 4,300 RSF warehouse
- Separate entrance
- Elevator access
- Conference room
- Private offices
- Pantry

2nd Floor



UNIT A 8,600 RSF

UNIT B 8,600 RSF







Building Features

Lobby Entrance Yes

Ceiling Height 16'-0"

Security System Yes

Drive-Ins 2

Power 400 Amps

Fuel Gas

Sewers Yes

Fire Protection Sprinklered

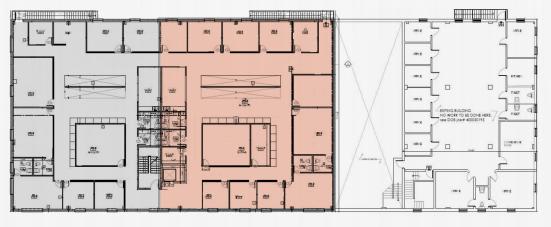
Elevator

Comments Furniture available

Asking Price \$29.50 per RSF

17,200 RSF Total Available Divisible to Two Units

2nd Floor



Unit A 8,600 RSF

Unit B 8,600 RSF

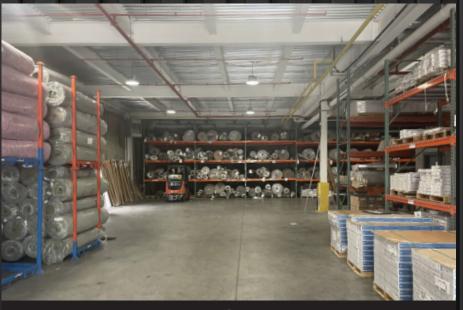
Warehouse



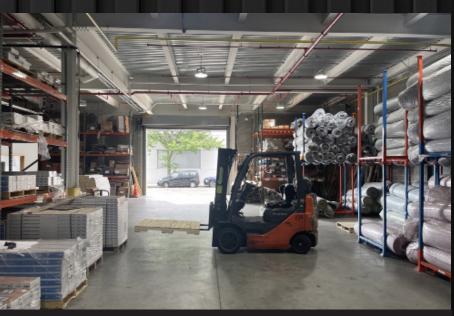
1 Drive-in Door



Corner View (19th and 38th Street)



Warehouse



Warehouse

The Possibilities

Located within minutes from the New Wildflower Studios on 19th Avenue.

The Area

Located 6.0 miles from LaGuardia Airport, 22.3 miles from JFK Airport and 8.8 miles from Manhattan at the intersection of 19th and Steinway Street, makes this location and excellent site for Logistics/Last Mile, Biotech/R&D Sales or Entertainment Industry use.





Close Proximity to Major Highways, Airports, and restaurants

Location

- Close proximity to Grand Central Parkway, LaGuardia Airport, Triborough (RFK) Bridge, Queensboro Bridge, LIE and Midtown Tunnel
- Half a block from the new Wildflower Studios
- 5-minute walk from NQ train
- Minutes to Astoria's famous restaurants shopping and banking











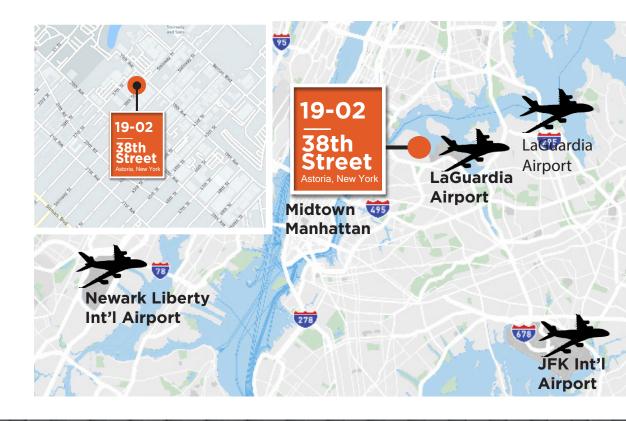












Contact Us

Marko Glavadanovic
First Vice President
T. 631 370 6052
marko.glavadanovic@cbre.com

Paul Leone
Senior Vice President
T. 631 370 6052
paul.leone@cbre.com

cbre.com

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