

AVAILABLE FOR SALE OR LEASE

11,748 SQ. FT INDUSTRIAL / DEVELOPMENT SITE NEWLY INSTALLED ROOF + DIVISIONS AVAILABLE

86-30 103RD AVENUE | OZONE PARK, NY 11417



NEIGHBORHOOD

OZONE PARK / JAMAICA, NY

GREAT SPACE FOR

AUTO REPAIR / RETAIL / WAREHOUSE

CONDITION

FULL BUILD-OUT

STATUS

AVAILABLE IMMEDIATELY

PROPERTY DESCRIPTION

This property, previously utilized as a baseball practice facility, is only a 2-minute walk to the A-train subway station, making it highly accessible for both foot and vehicle traffic. It includes a new roof, minimizing maintenance concerns. With a total of 11,748 sq. ft of available space, this space is highly versatile and suitable for both industrial and retail use.

KEY FEATURES

- **LOCATION:** Close proximity to A-Train Subway Station (2-Minute Walk)
- **NEW ROOF:** Recently Installed - Reducing Maintenance Costs
- **FLEX SPACE:** Buildable to 25,000+ Square Feet
- **LOGISTICS:** Drive-In Entry and Loading Dock for Easy Access
- **POWER:** Heavy Power

TRANSPORTATION

Easy Access to Public Transit and Quick Access to Highways



TOTAL BUILDING SF	11,748 SF
BUILDABLE TO SF	25,192 SF
BLOCK & LOT	BLOCK 9107 / LOT 13
RESIDENTIAL FAR	2
LOT SIZE	140' FT X 89.37' FT
LOT SF	12,596
STORIES	1 FLOOR
YEAR BUILT / RENO	1950 / 1990
ZONING	R6-B, R4-1, C2-3
DOCKS	1 LOADING DOCK - 15' TO DOCK
DRIVE-INS	1 DRIVE BAY - 12' H X 13' W
PROPERTY TAX	\$59,018

CONTACT EXCLUSIVE AGENTS

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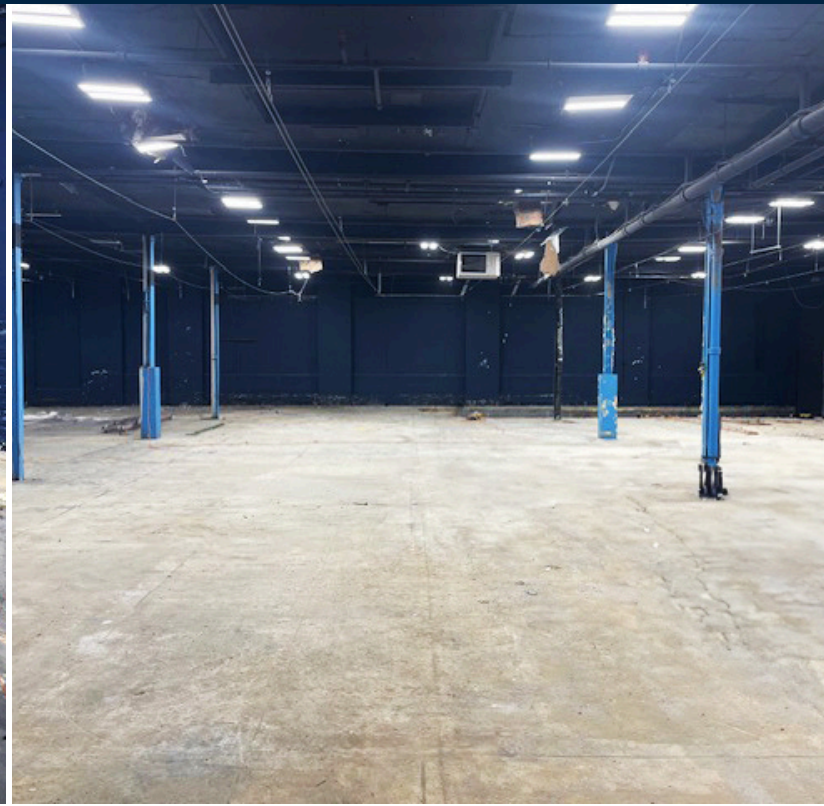
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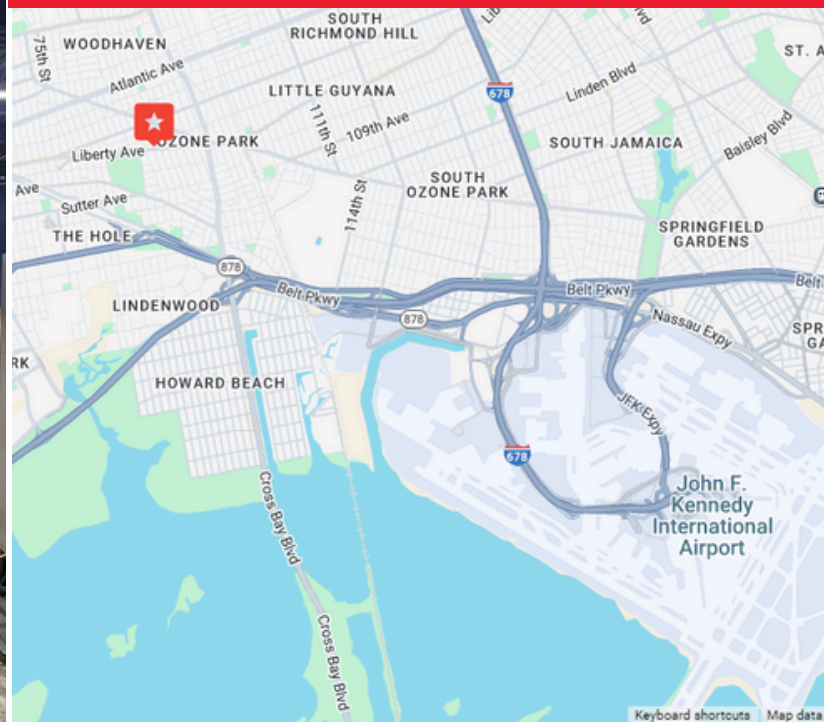
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EASY ACCESS TO HIGHWAYS AND JFK AIRPORT



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