

AVAILABLE FOR SALE OR LEASE

11,748 SQ.FT INDUSTRIAL SPACE

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:** Proximity to the A train subway station (2 minute walk)
- **NEW ROOF:** Recently installed, reducing maintenance costs
- **FLEX SPACE:** Flexible space for industrial or retail
- **LOGISTICS:** Drive-in entry and loading dock for easy access

BUILDING SF	11,748 SF
BLOCK & LOT	9107 / 13
LOT SIZE	140 FT X 89.47 FT
LOT SF	12,595 SF
STORIES	1 FLOOR
YEAR BUILT/RENO	1950 / 1990
ZONING	R6-B, R4-1, C2-3
DOCKS	1-LOADING DOCK
DRIVE-INS	1-DRIVE BAY
PROPERTY TAX	\$59,018

TRANSPORTATION

Easy Access to Public Transit and Highways



CONTACT EXCLUSIVE AGENTS

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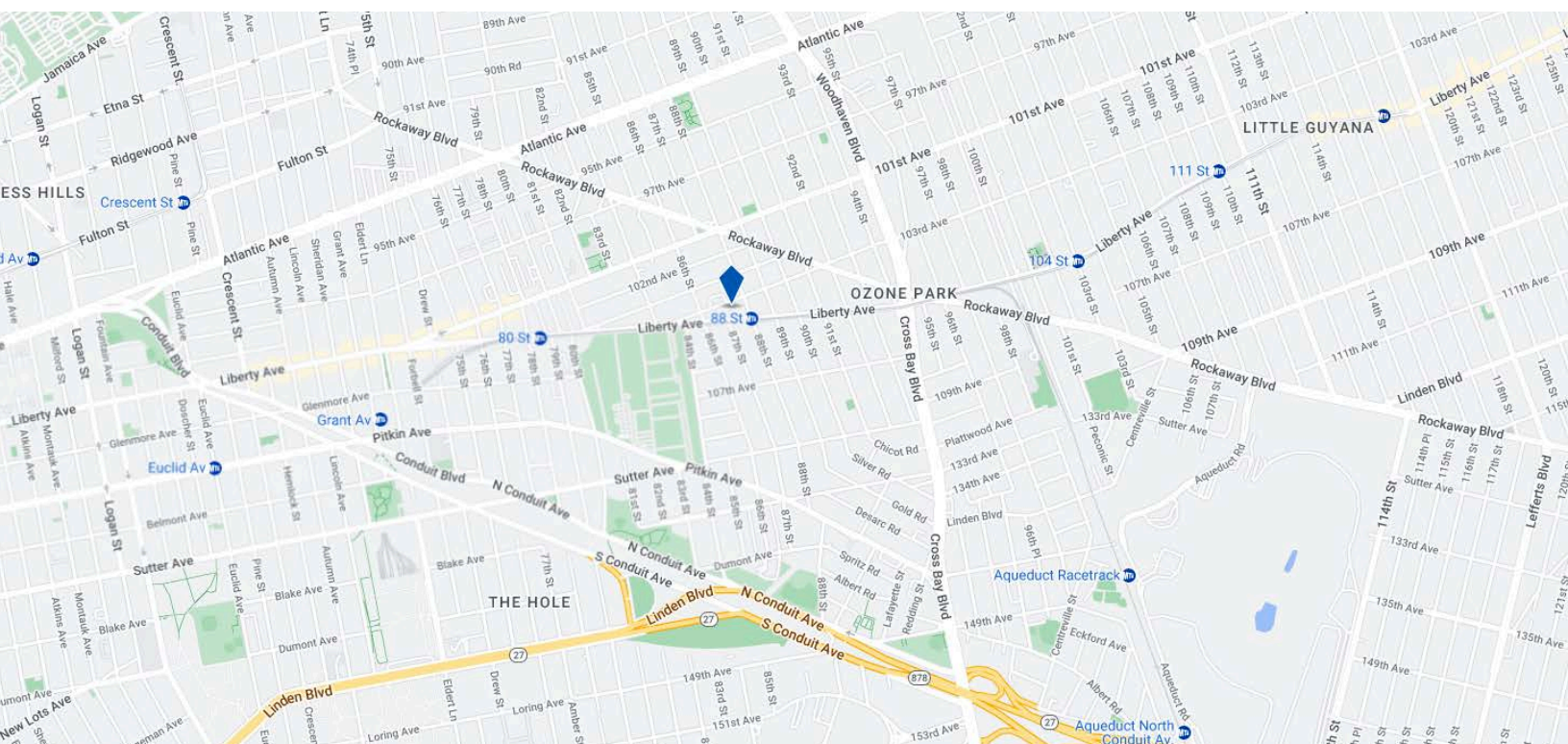
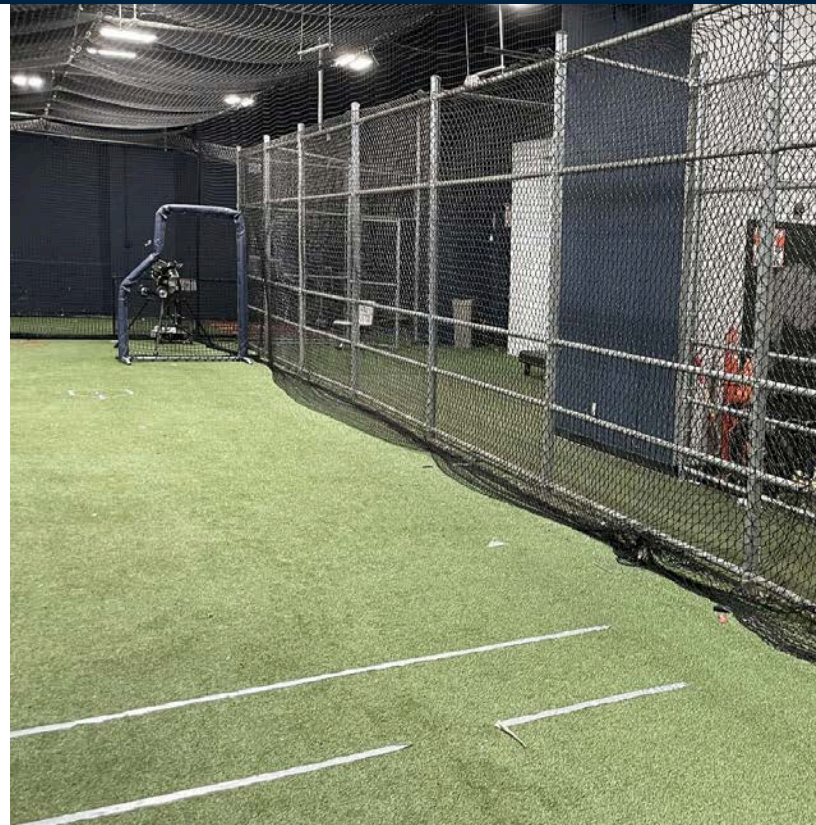
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