



13202 89th Ave

13202 89th Ave, Richmond Hill, NY 11418

3,850 Sq. Ft. Warehouse Space
Plus 1,600 Sq. Ft. Mezzanine Storage Rack
25' Ceilings
14' Roll Down Gate
Private Bathroom
24/7 Video Surveillance
Parking on site
Mini Split HVAC for Office Spaces



Ari Welner
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13202 89th Ave

\$24.00 /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 fluorescent 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...

Rental Rate: \$24.00 /SF/YR

Property Type: Industrial

Property Subtype: Manufacturing

Rentable Building Area: 32,100 SF

Year Built: 1923

Rental Rate Mo: \$2.00 /SF/MO

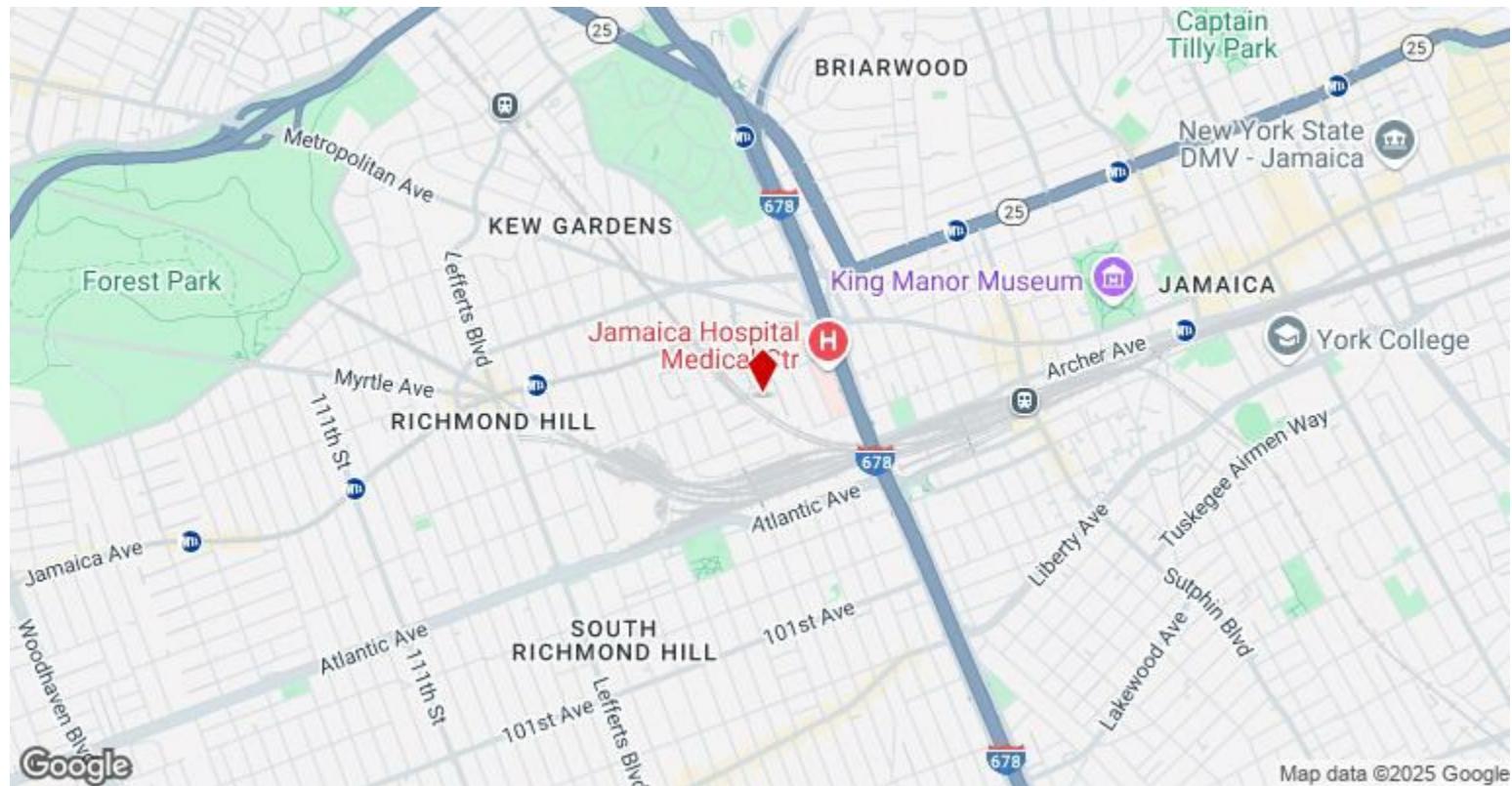


1st Floor Ste 300

1

Space Available	3,850 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

For Virtual 3D Walkthrough, please use the following link:<https://my.matterport.com/show/?m=6Ba6P1MQiHC>



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- Electronically gated loading area.