



MODERNSPACES
Commercial + Investment Division



25-29 49TH STREET, ASTORIA, NY 11103

10,550 SQUARE FOOT COMMERCIAL SPACE WITH PARKING FOR LEASE - DIVISIBLE BY FLOOR

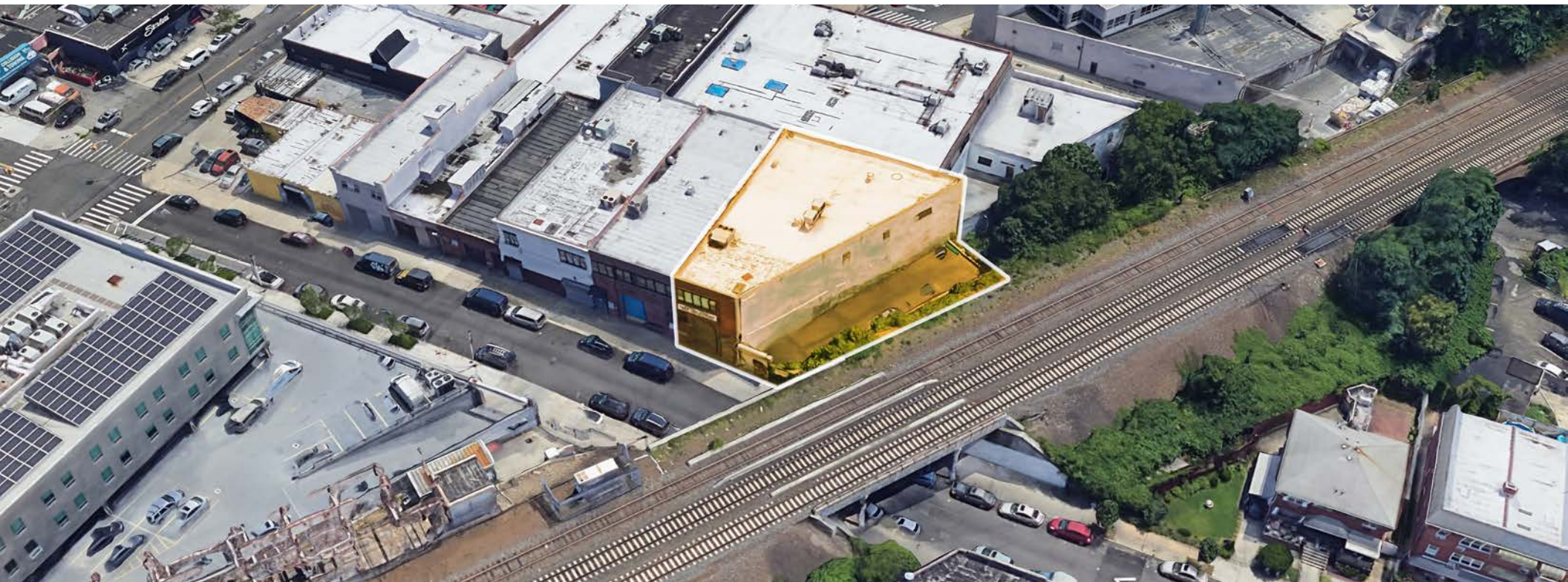


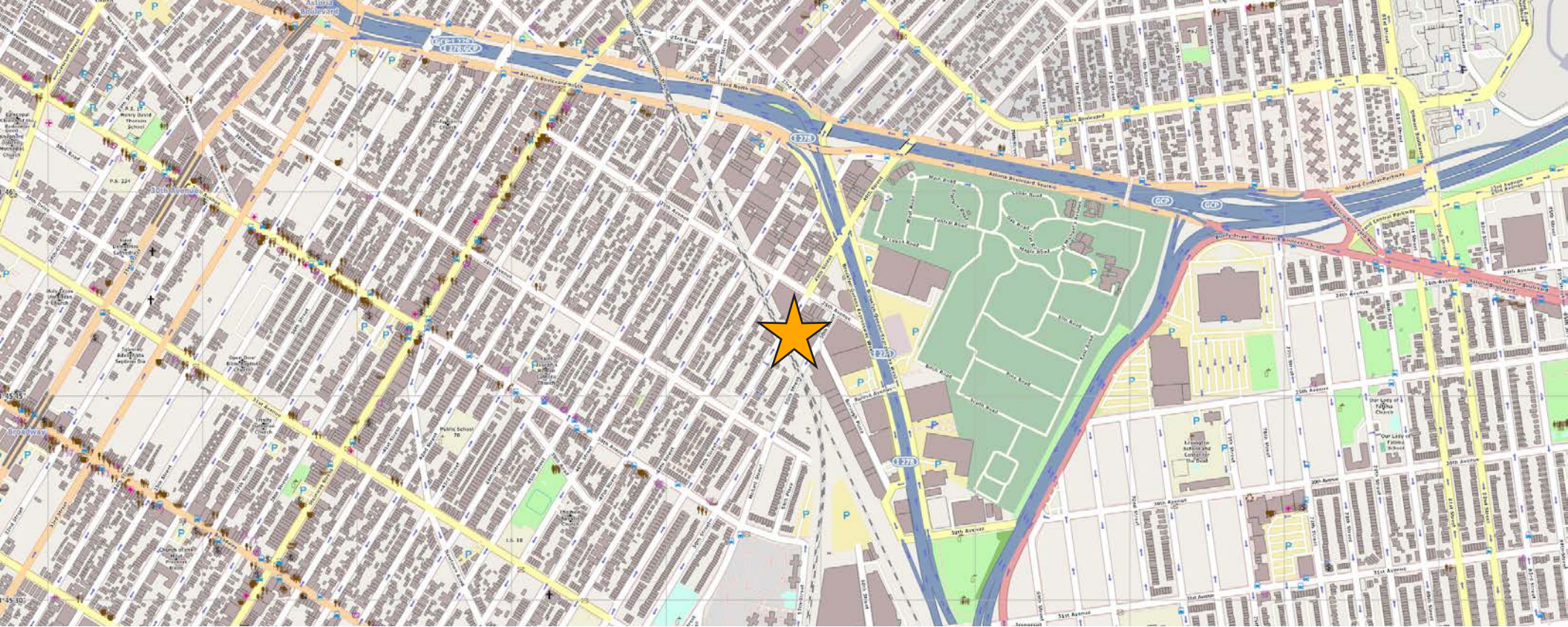
10,550 Sq Ft Commercial Space in Astoria for Lease

Asking Rent - \$28,000 / Month - Divisible by Floor

SPACE INFORMATION

Building Dimensions:	50' x 100' (Approximate, Irregular)
Total Square Feet:	10,550 (Approximate)
Stories:	2
Rollup Gate/Loading Bays:	1
Zoning:	M1-I
Nearby Subway Lines:	N, W, E, M & R
Nearby Bus Lines:	Q18, Q19, Q69, Q70, Q101, Q104 & M60





Modern Spaces Commercial + Investment Division has been exclusively retained to lease this prime Astoria commercial flex space. With easy access to the Brooklyn Queens Expressway, this space has abundant private on-site parking, a loading dock, and sizable warehouse/storage space which includes two climate controlled secure vaults. The office, showroom and work space have high ceilings and are easily configurable. In addition there is a fully equipped modern kitchen and five bathrooms. The premises also have a remote monitored security system and CCTV.

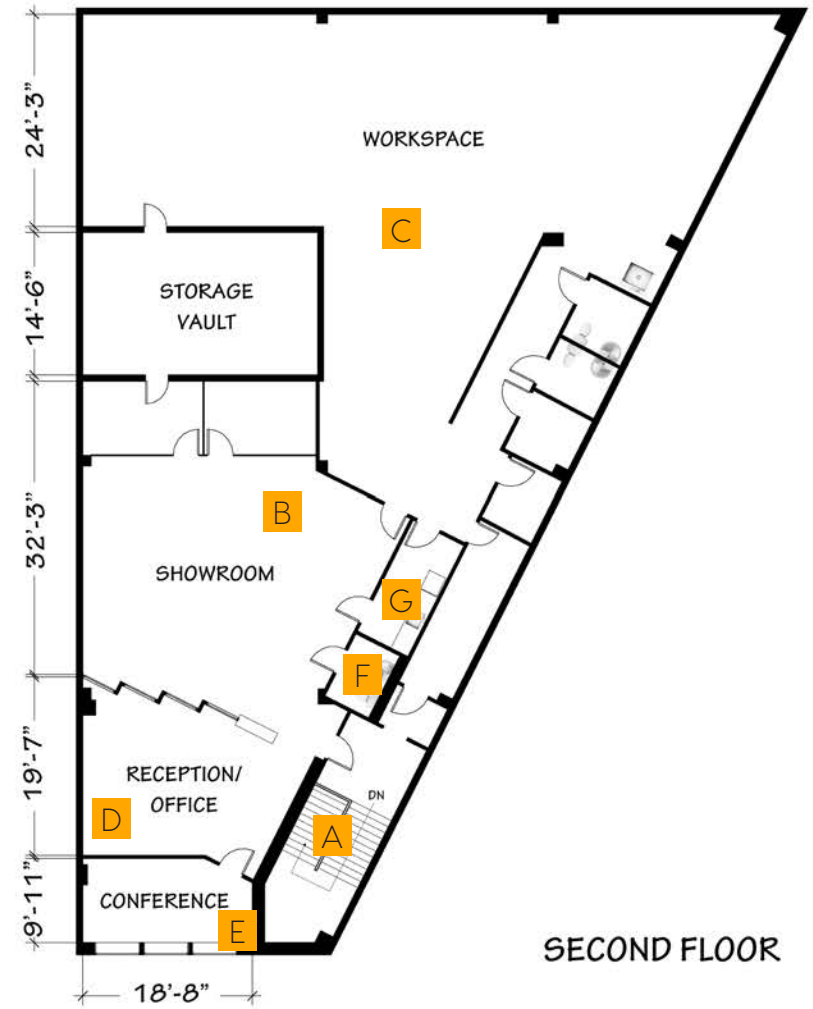
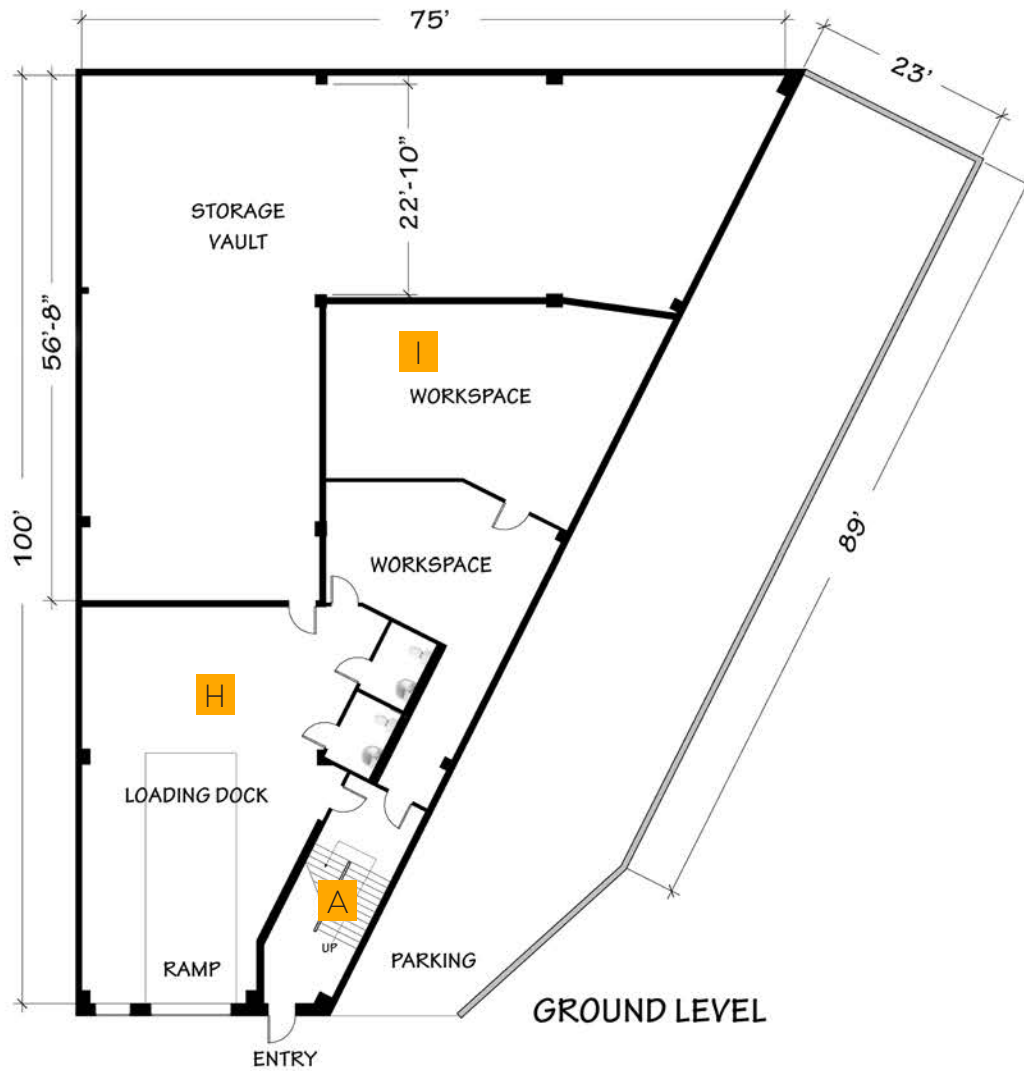




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FLOOR PLANS





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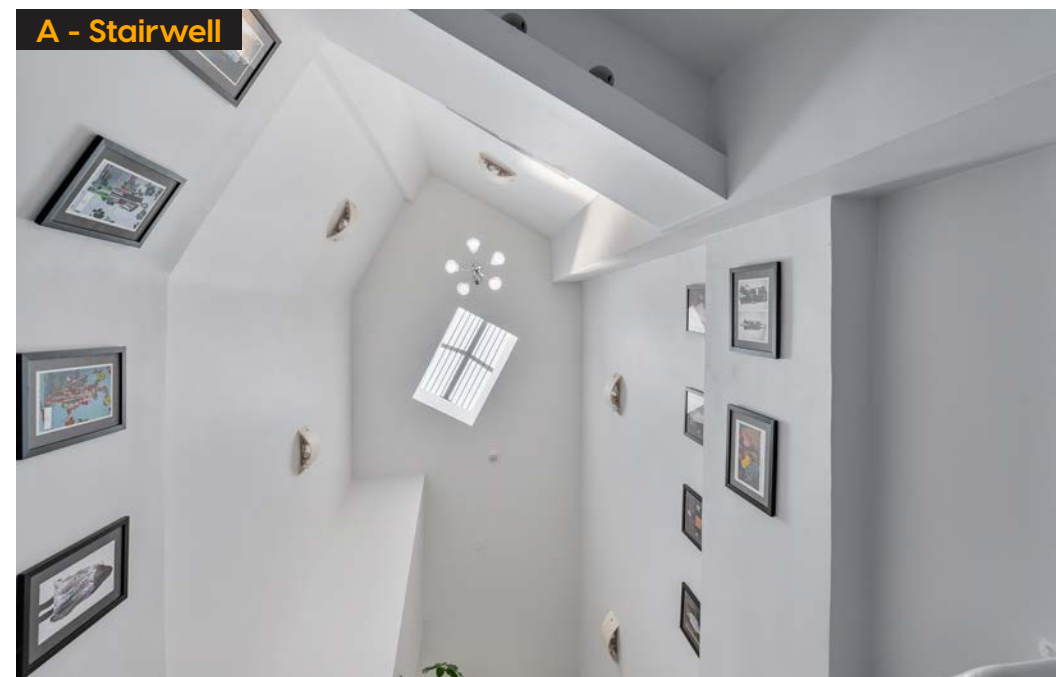
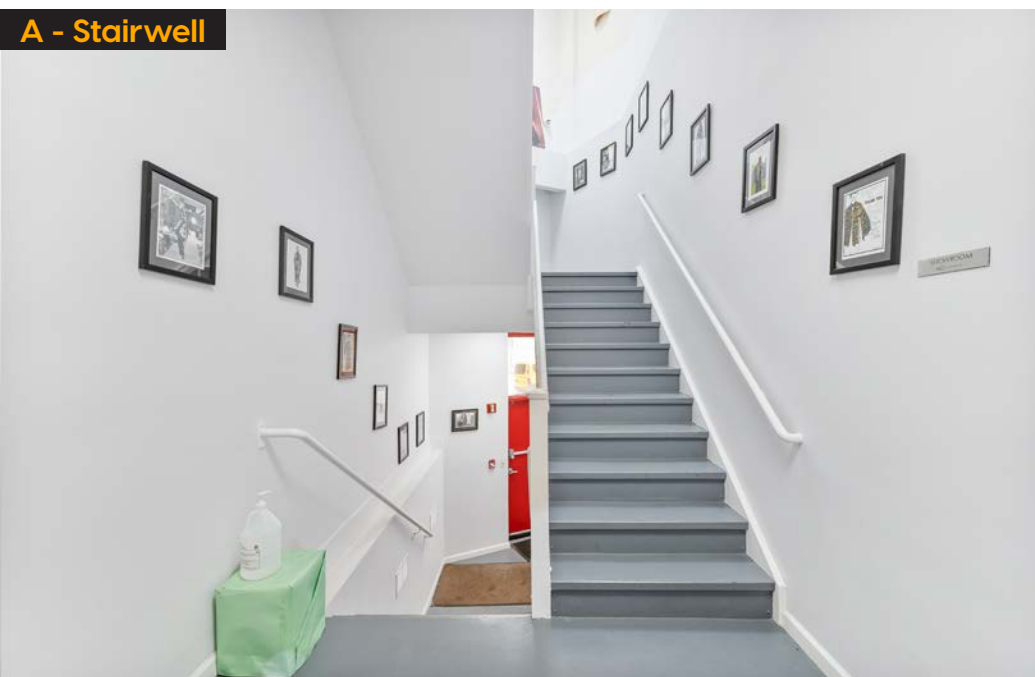
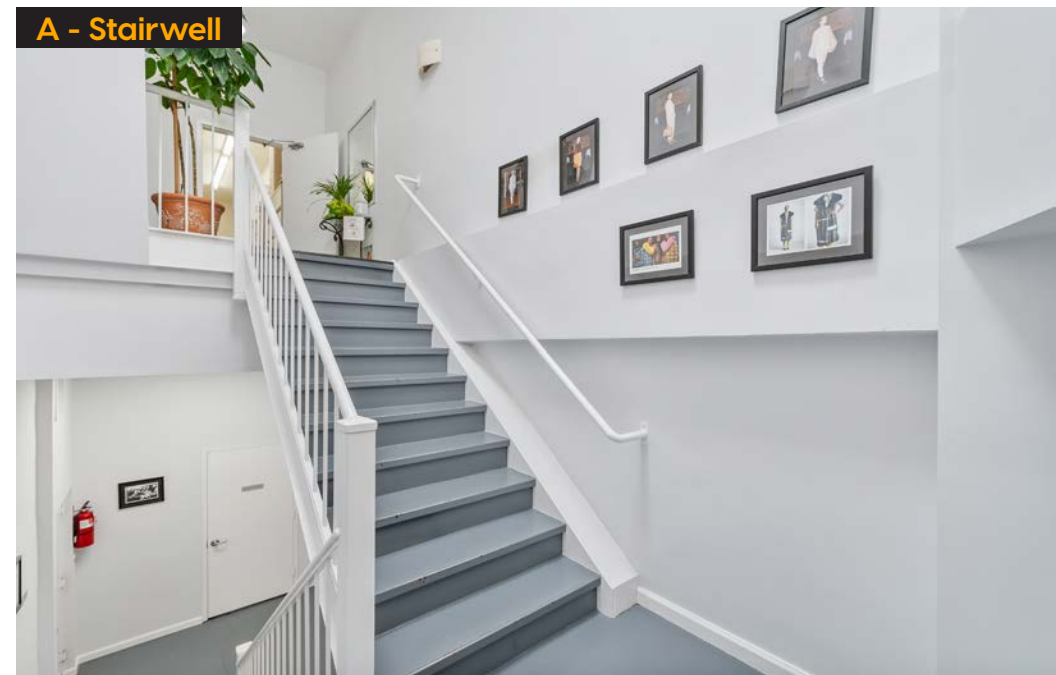
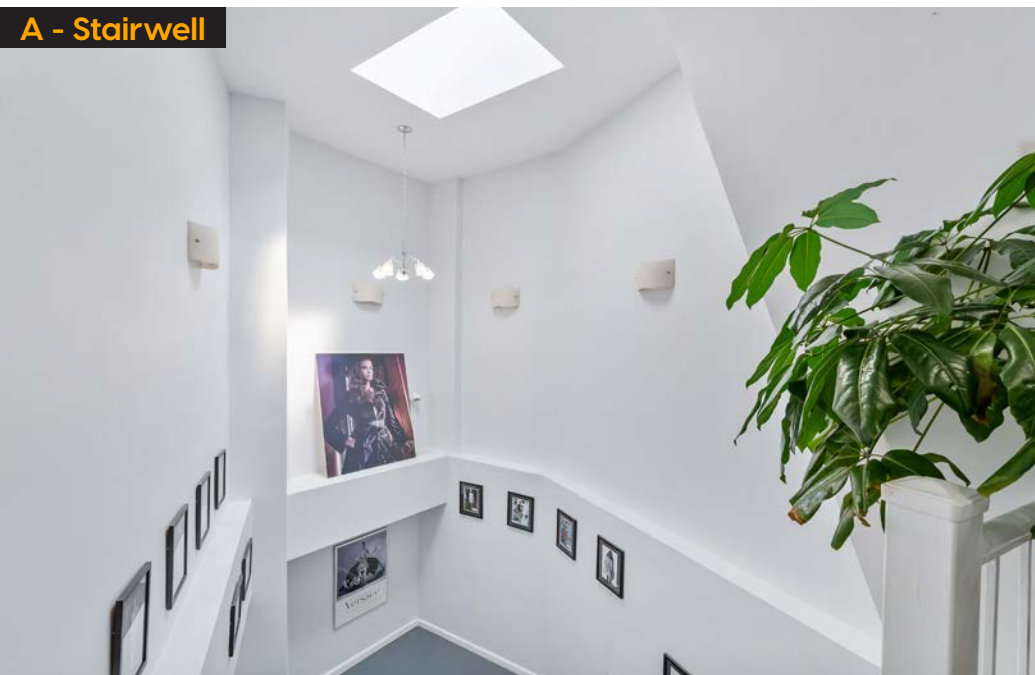
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B - Showroom



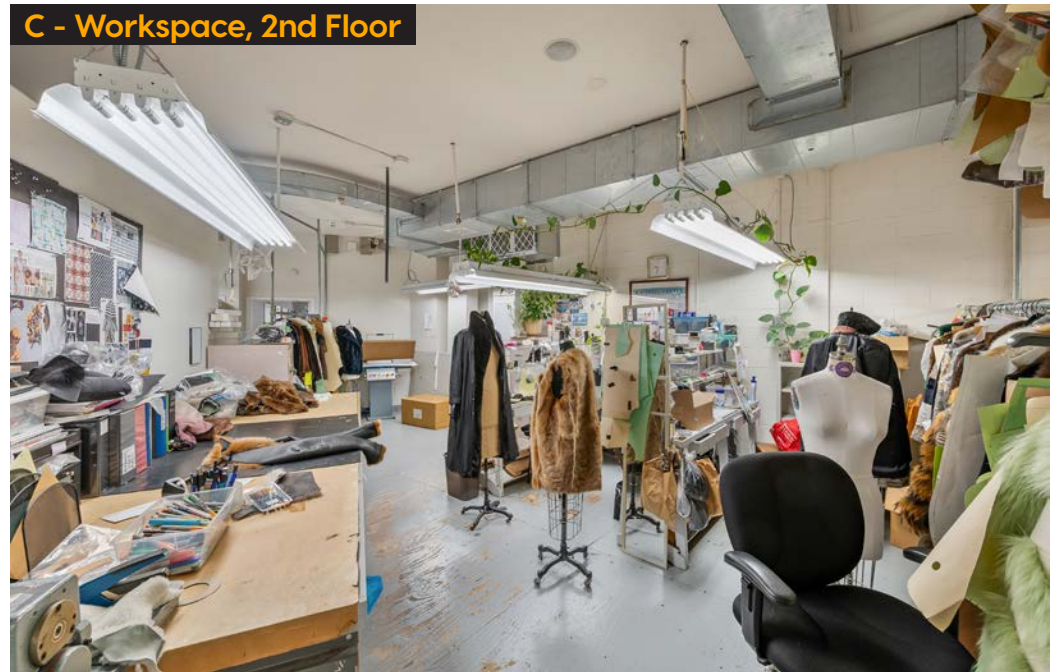
C - Workspace, 2nd Floor



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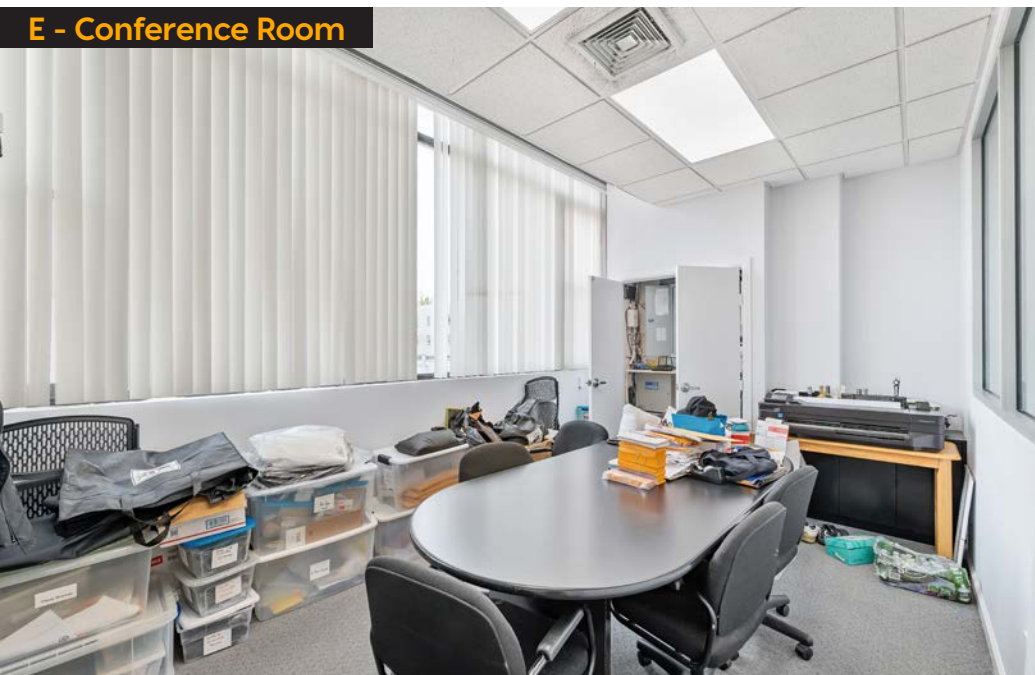
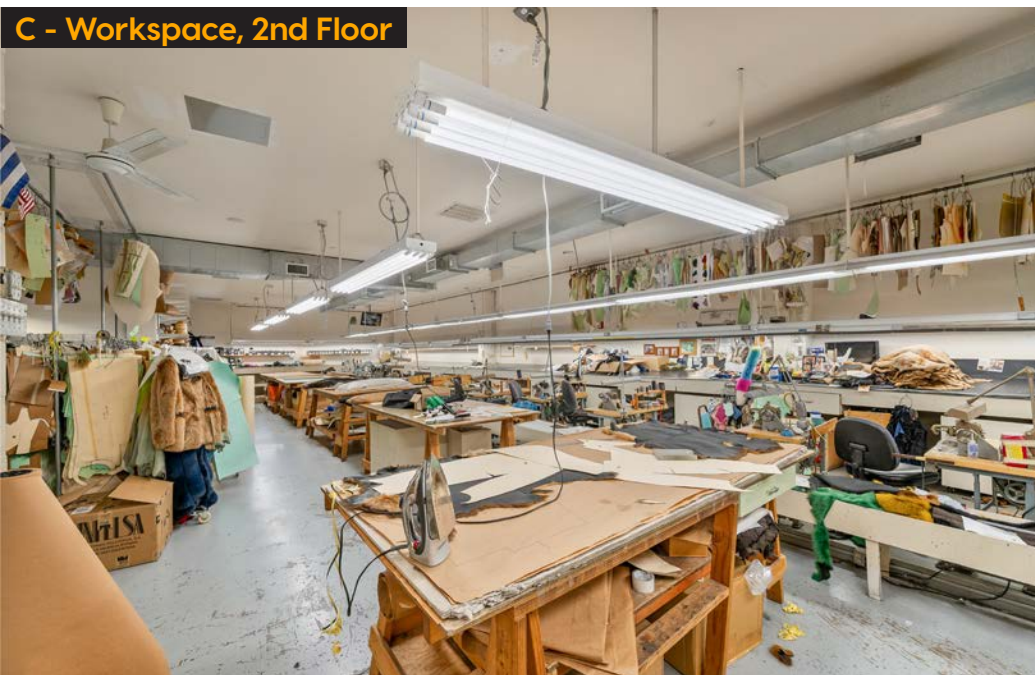
C - Workspace, 2nd Floor





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G - Kitchen



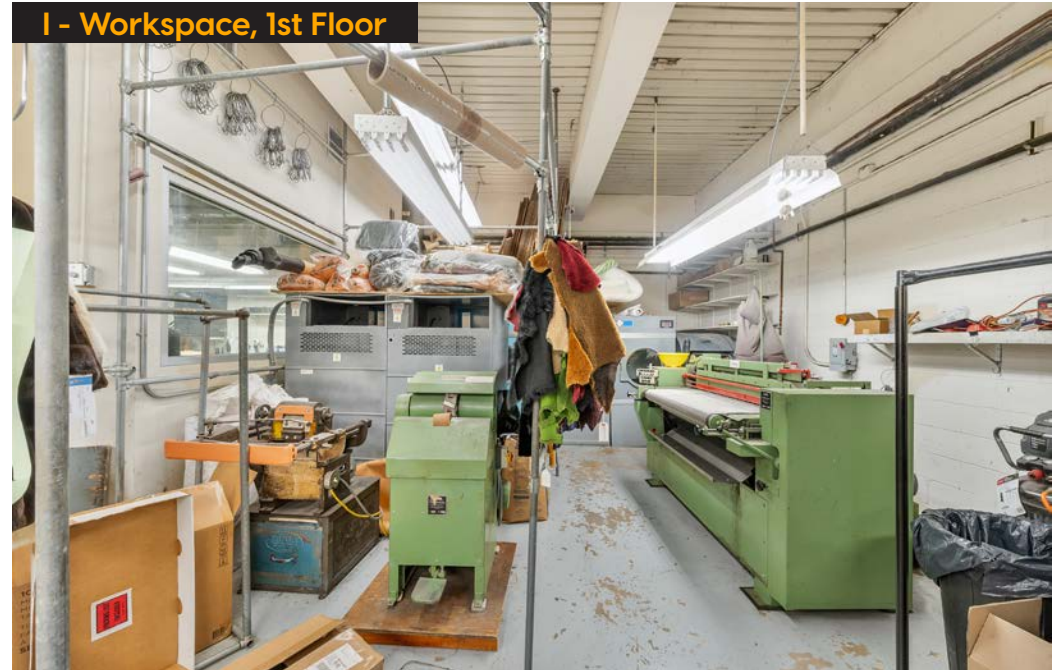
H - Loading Bay



H - Loading Bay



I - Workspace, 1st Floor





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EVAN J. DANIEL

Executive Vice President
516-508-8189

Evan@ModernSpacesNYC.com



MICHAEL ELLIS

Licensed Real Estate Salesperson
917-796-6516

Michael.ellis@ModernSpacesNYC.com



EDWARD DITOMASSO

Sales Team Manager
347-276-9593

Edward@ModernSpacesNYC.com

EVANDANIELRE.COM

MODERN SPACES HQ
10-27 46TH AVENUE
LONG ISLAND CITY

MODERN SPACES VERNON
47-42 VERNON BOULEVARD
LONG ISLAND CITY

MODERN SPACES DITMARS
29-20 23RD AVENUE
ASTORIA

MODERN SPACES NEW JERSEY
295 NEWARK AVENUE
JERSEY CITY

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