

FOR SALE OR LEASE – IDEAL WAREHOUSE / FLEX BUILDING

158-12 ROCKAWAY BOULEVARD | JAMAICA, NY



2 STORY BUILDING MINUTES FROM JFK AIRPORT & FIVE TOWNS
EASY ACCESS TO VAN WYCK EXPRESSWAY & BELT PARKWAY

Building Size	11,600 +/- SF
Plot Size	.24 Acre
Rental Area	5,800 – 11,600 +/- SF
Ceiling Height	Ground Level - 16' +/- Upper Level - 11' +/-
Loading	Ground Level - Drive-in Access Upper Level - Dock Access
Electricity	Heavy Power
Parking	Ample
Taxes	+/- \$60,000 Per Annum
Special Features	New Roof HVAC Throughout Secure Facility (Cameras, Alarms & Central Station)
SALE PRICE	\$4,495,000
LEASE PRICE	\$27.50 Net



EXCLUSIVE AGENTS

AMOS BROTTOR 516-972-5996

JOSHUA BROTTOR

DOUGLAS, PAYTON & COMPANY, INC.

516-829-7400

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