



Industrial Property For Sale Or Lease, Available: 51,324 sq. ft. 109-15 178th St, Jamaica



Specifications:

Building Size: 51,324 sq. ft.
Lot Size: 1.18 Acres
Office Space: 6,009 sq. ft.
Ceiling Height: 22.0'
Loading: 3 Dock(s), 1 Drive-in(s)
Power: heavy amps
A/C: Offices
Parking: Street
Sewers: Yes

Pricing and Timing:

Occupancy: 1/1/2025
Sale Price: \$18,000,000
 (\$350.71/sq. ft.)
Lease Price: \$ 20.00 Net
Taxes: \$161,628.22 (\$3.15/sq. ft.)

Pristine distribution center with class A offices located +_15 minutes from JFK airport. 2,418 pallet positions, Floor drains, 4,100/sf rear yard • Furniture and pallet racking available, taxes are partially abated thru NYC Industrial Development Agency P

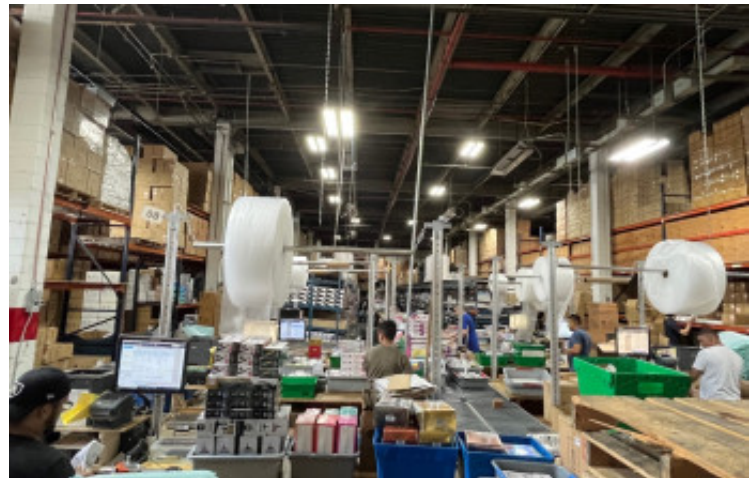


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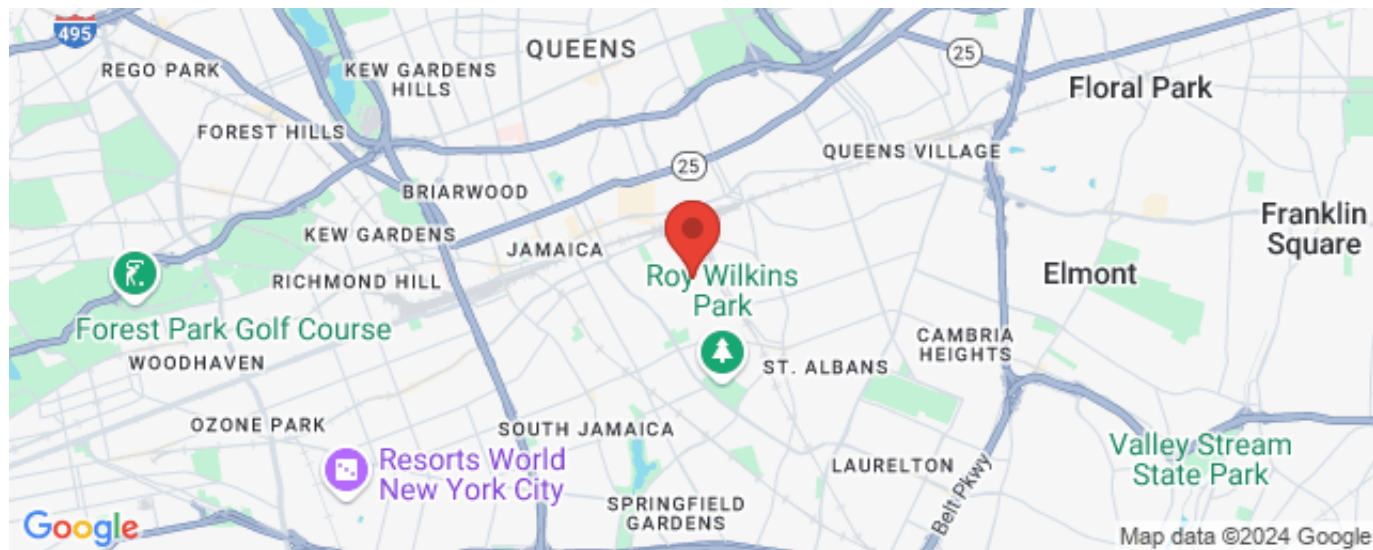


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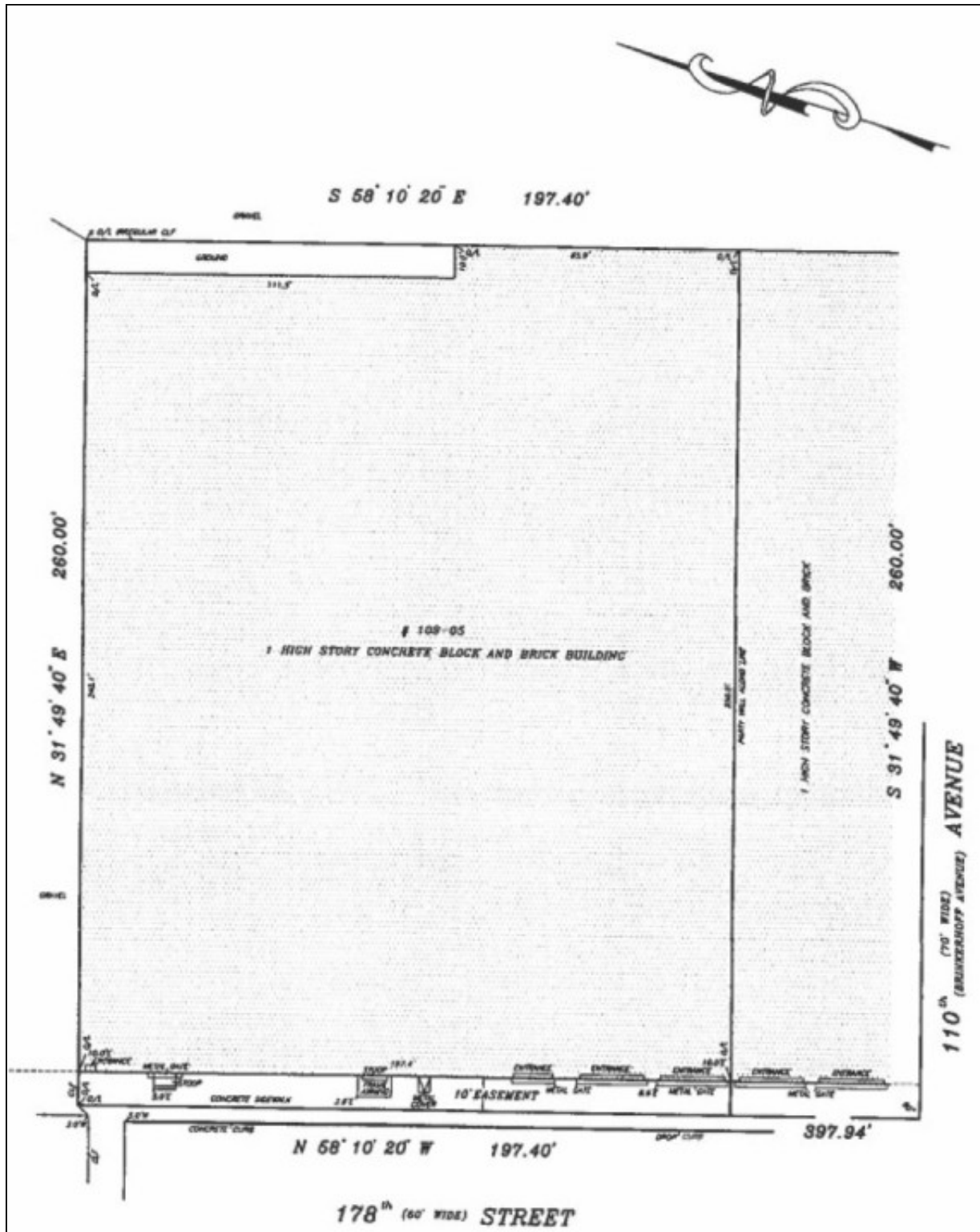
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