



4090 AUSTIN BOULEVARD ISLAND PARK, NY 11558

**FOR
LEASE**

5,000 SF Industrial Space with Parking



PROPERTY INFORMATION

LOCATION	85 Saratoga Blvd off Austin Blvd
AVAILABLE SF	5,000
YEAR BUILT	1965
PROPERTY TYPE	Industrial

LEASE PRICE ▶ \$8,500 / Month

For complete offering information or inspection, please contact exclusive broker:

TONY MUSTO
TONY@CTNYC.COM
718-937-8100 x 101

HIGHLIGHTS

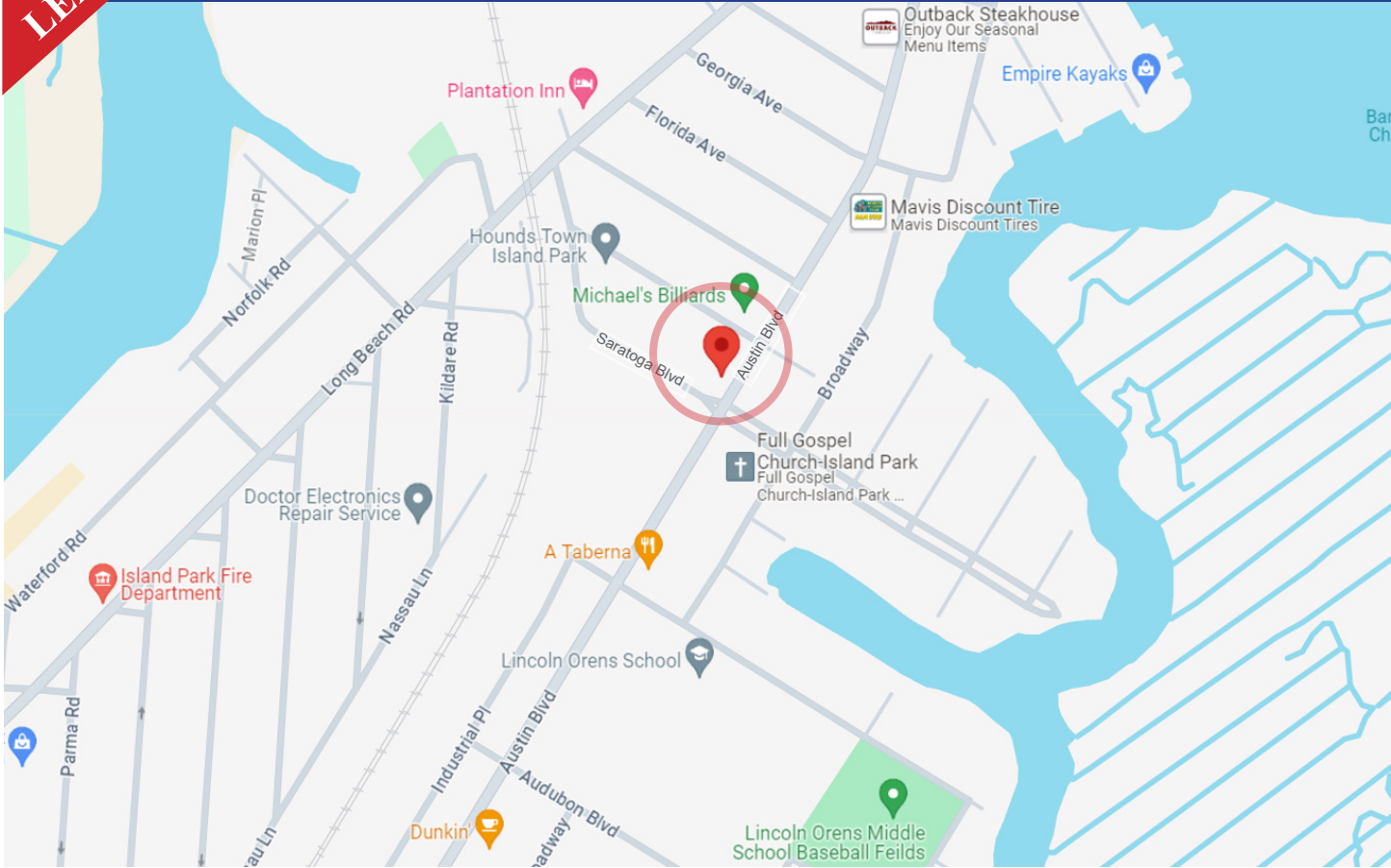
- ✓ SIZE: 5,000 SF
- ✓ CEILING HEIGHT: 16 FT
- ✓ PARKING SPACE: 8
- ✓ AMPLE OFFICE SPACE
- ✓ FIRE PROOF
- ✓ STEEL ROOF
- ✓ 400 AMPS
- ✓ 1 DRIVE-IN BAY

NEARBY MAJOR RETAILERS



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TRANSIT/SUBWAY

Beach 25 Street Transit Stop	15 min drive	8.3 mi
Far Rockaway-Mott Avenue Transit Stop	15 min drive	8.3 mi
Beach 36 Street Transit Stop	15 min drive	8.4 mi
Beach 44 Street Transit Stop	16 min drive	8.9 mi
JFK Terminal 5 Transit Stop	24 min drive	13.6 mi
AIRTRAIN (AirTrain JFK-Howard Beach, AirTrain JFK-Jamaica, AirTrain JFK-Terminals)		

COMMUTER RAIL

Island Park Station Commuter Rail (Long Beach Branch)	2 min drive	1.2 mi
Long Beach Station Commuter Rail (Long Beach Branch)	4 min drive	2.2 mi
Oceanside Station Commuter Rail (Long Beach Branch)	5 min drive	2.5 mi
East Rockaway Station Commuter Rail (Long Beach Branch)	6 min drive	3.0 mi
Centre Avenue Station Commuter Rail (Long Beach Branch)	8 min drive	3.8 mi

97-77 QUEENS BLVD. SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.