

90-01

BEACH CHANNEL DRIVE

BETWEEN BEACH 90th & 91st
FAR ROCKAWAY

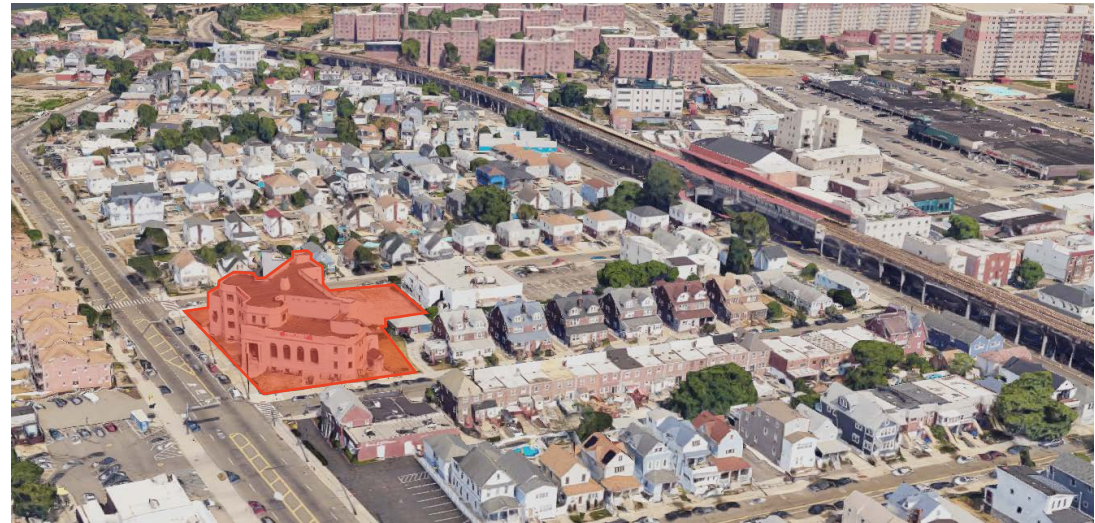
UNIQUE FULL BUILDING
OPPORTUNITY

OVER 40,000 SF
FOR LEASE



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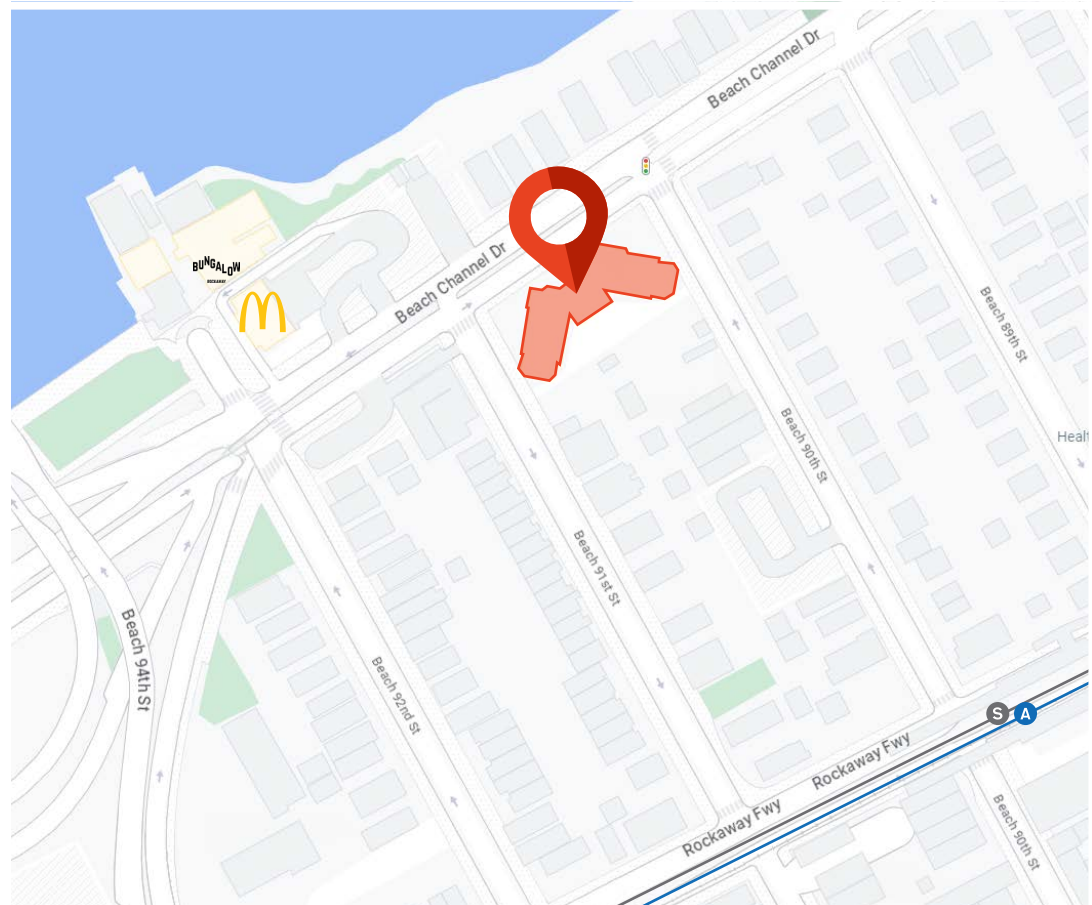
Size: 12,654 SF Basement
13,088 SF First Floor
7,485 SF Second Floor
6,525 SF Third Floor

Possession: Immediate

Transportation: 

Property Highlights:

- Brand new construction
- Built to suit
- 63 off-street parking spaces
- Multiple private entrances
- Open to logical divisions
- 1,600 amp electrical service
- Ideal for: Medical/Office/School users
- The most prominent building on the Rockaway Peninsula, visible from the Cross Bay Bridge



CONTACT OUR BROKERS FOR MORE INFORMATION:

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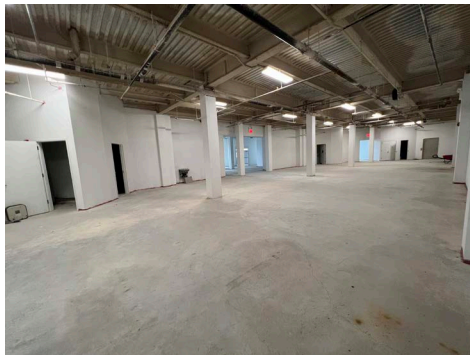
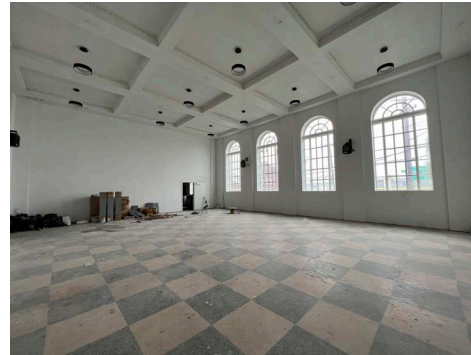


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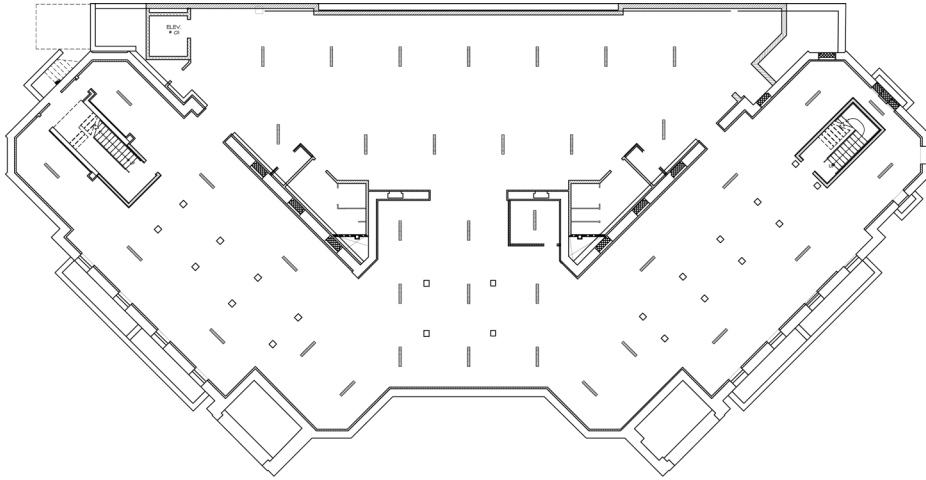
INTERIORS:



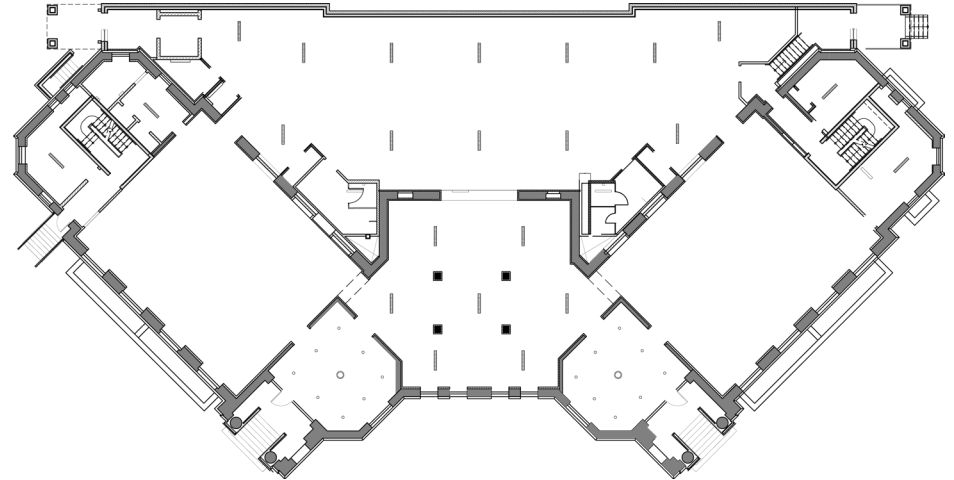
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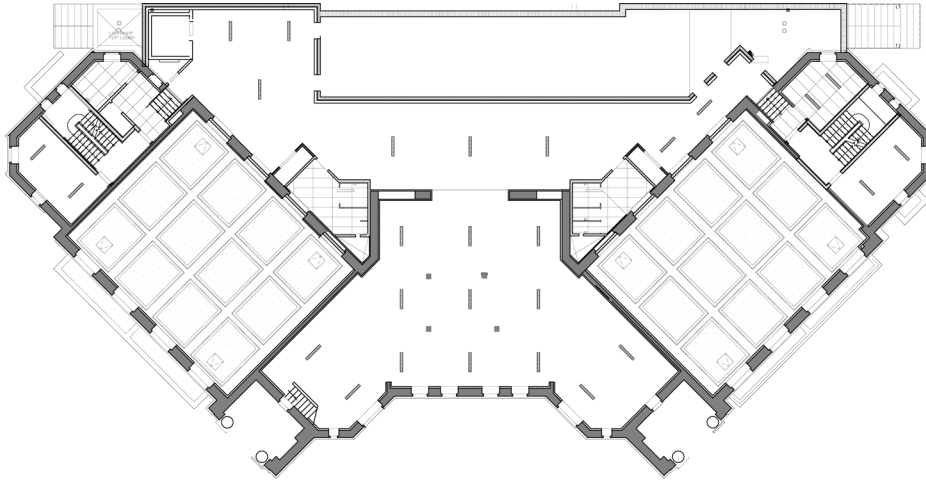
**FLOOR PLAN:
BASEMENT - 12,654 SF**



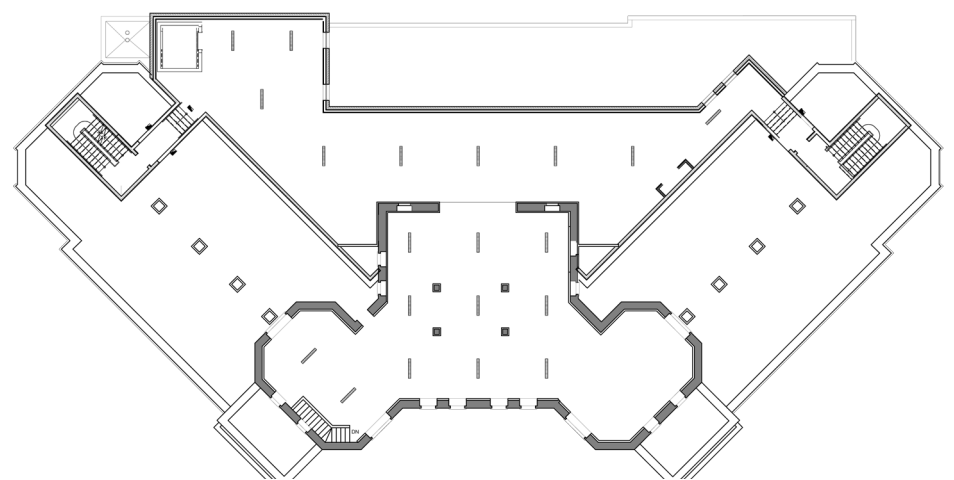
FIRST FLOOR - 13,088 SF



SECOND FLOOR - 7,485 SF



THIRD FLOOR - 6,525 SF



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