

**AVAILABLE**

# FOR SALE: QUEENS BLVD. CORNER WAREHOUSE INCLUDES 20,000 BSF OF AIR RIGHTS! BUY NOW - DEVELOP LATER!

56-01 QUEENS BOULEVARD | WOODSIDE, NY 11377



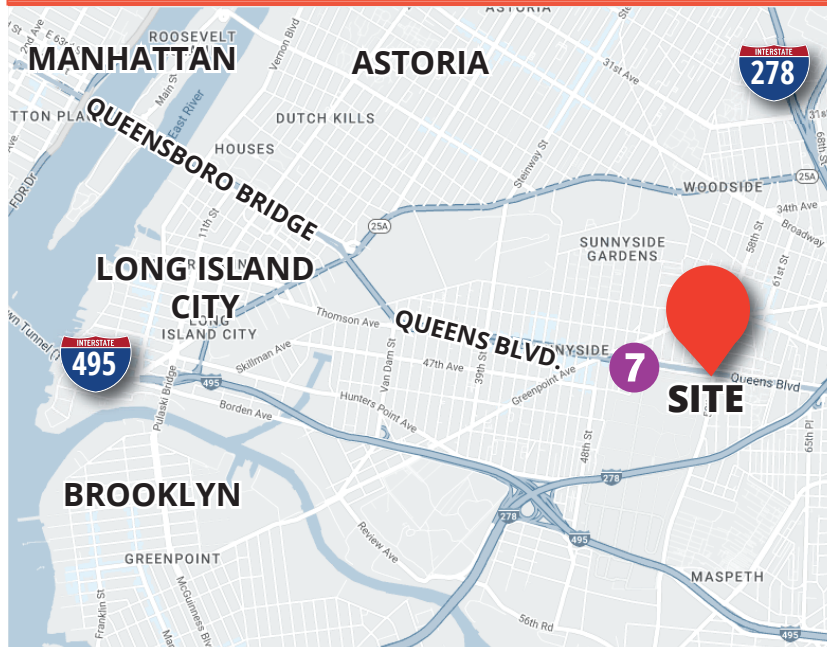
### PROPERTY FEATURES:

- BLOCK/LOT: 1329/4
- SIZE: 4,000 SF WAREHOUSE (40' X 100')
- ADDITIONAL 3,000 SF LOWER LEVEL SPACE
- 400 AMPS HEAVY POWER
- 13' CEILINGS
- CORNER PROPERTY
- ZONING - R7X / C2-3
- BUILDABLE SF - 20,000 B.S.F
- RESIDENTIAL F.A.R: 5.0
- TAXES - \$37,415
- DELIVERED VACANT
- GREAT EXPOSURE AND SUBWAY LOCATION!
- EXCELLENT DEVELOPMENT OPPORTUNITY!

### ACCESS:

- WALK TO **7** MTA LIRR
- MINUTES TO MANHATTAN!

### EXTREMELY RARE CORNER LOCATION ON QUEENS BOULEVARD!



### FOR MORE INFORMATION CONTACT:

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