

34,029 SQUARE FOOT INDUSTRIAL BUILDING  
350 BEACH 79, ARVERNE (QUEENS), NY

FOR LEASE



## ABOUT THE PROPERTY

Centrally located, 34,029 square foot industrial property available for lease within close proximity of Brooklyn, Queens, Long Island and JFK. Adjacent land of 55,000 square feet available for lease for \$5.00 PSF.

## PROPERTY HIGHLIGHTS

- 34,029 square feet available for lease
- Additional 55,000 sq ft of land - (ideal for parking or staging)
- Space divisible to 2,000 square feet
- Ceiling heights range from 14 to 16 feet
- Zoning: M-1
- Asking Rate: \$12/SF NNN
- Ideal FLEX warehousing/office or artist space
- Superior highway access in high-demand area
- 6 drive-in loading areas with roll-up doors
- Landlord can build to suit
- Highly accessible by truck as well as by water via barge

