



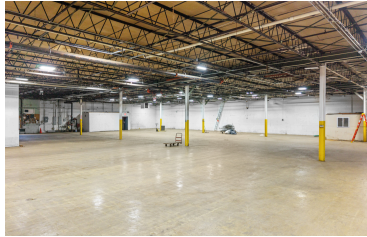
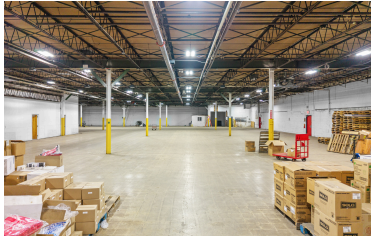
# LARGE WAREHOUSE FOR SALE OR LEASE

SALE  
ASKING: **\$10,880,000**

FOR  
LEASE: **\$12.5-\$14 NNN**

**3949 AUSTIN BLVD  
ISLAND PARK**

**BUILDING SIZE: 71,748SQT  
SITS ON: 2.01+/- ACR LOT.**



## PROPERTY HIGHLIGHT

- **1ST FLOOR:**
  - 21,000 SF WITH 20' CLEAR HEIGHT
  - 30,000 SF WITH 14' CLEAR HEIGHT, INCL. APPROX. 6,000 SF SHOWROOM/OFFICE
- **2ND FLOOR: 21,000 SF WITH 18' CLEAR HEIGHT**
- **3 LOADING DOCKS + 2 DRIVE-IN DOORS**
- **1,400 AMPS (HEAVY POWER)**
- **FEATURES: SPRINKLERS, FIRE ALARM, BRAND-NEW ROOF, NEWLY PAVED BLACKTOP**
- **OUTDOOR SPACE:**
  - 18,000 SF REAR YARD FOR PARKING/STORAGE
  - EXTRA 20 PARKING SPACES ACROSS THE STREET ON A 6,400 SF LOT
- **FLEXIBLE LAYOUT: CAN BE DIVIDED FOR TWO TENANTS**
- **LOCATION: 25-30 MINS TO JFK AIRPORT**
- **TAXES: ~\$190,000 YEARLY (ABOUT \$2.77/SF)**

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