



**TWO PRIME INVESTMENT PROPERTIES FOR SALE
83-40 and 83-34 72nd Drive, Glendale, NY
CAN BE SOLD AS PACKAGE OR SEPARATELY**

**83-40 72ND DRIVE
(BLOCK 102221/LOT 444)
31,783 SQUARE FOOT BUILDING**



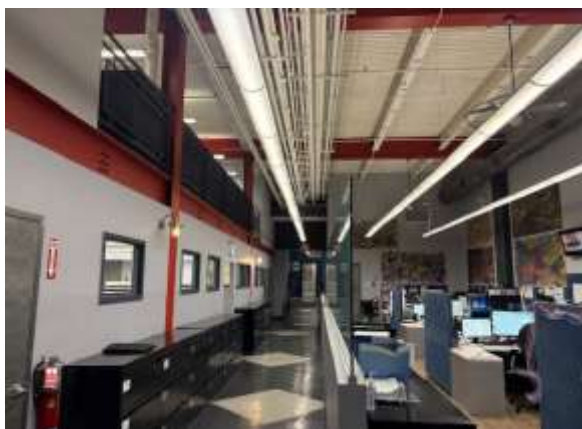
**21,873 SQUARE FEET OF MODERN HIGH END FINISHED OFFICE SPACE
10,000 SQUARE FEET OF WAREHOUSE/INDUSTRIAL SPACE
26 CAR PARKING
NO REAL ESTATE TAXES DUE TO IDA PILOT PROGRAM**

CURRENT TENANT IS AINSWORTH (FORMERLY THE BP GROUP)
WHOLLY OWNED SUBSIDIARY OF GDI INTEGRATED FACILITY SERVICE, PUBLICLY OWNED AND TRADED ON
TORONTO STOCK EXCHANGE
3 YEAR LEASE WITH 3 YEAR OPTION
CURRENTLY PAYING \$799,920/ANNUM TRIPLE NET WITH 3% INCREASE EACH YEAR THEREAFTER
CANCELLATION CLAUSE BY EITHER LANDLORD OR TENANT ANYTIME AFTER 3 YEARS AND TENANT HAS 12
MONTHS TO VACATE

T-MOBILE HAS A LEASE FOR EQUIPMENT ON THE ROOF
CURRENTLY PAYING \$38,400/ANNUM WITH 3% INCREASE EVERY YEAR THEREAFTER
SEVERAL 5 YR OPTIONS TO RENEW THROUGH 2032

TOTAL CURRENT INCOME: \$838,320/ANNUM
NOTE: NO REAL ESTATE TAXES DUE TO IDA PILOT PROGRAM

SALE PRICE: \$13,000,000





**83-34 72ND DRIVE
(BLOCK 102221/LOT 440)
APPROXIMATELY 11,245 SQUARE FOOT BUILDING**



**7,500 SQUARE FEET OF WAREHOUSE/INDUSTRIAL SPACE
3,745 SQUARE FEET OF FINISHED OFFICES**

TWO EXISTING TENANTS WITH 3 YEAR LEASES

AFTER MARKET INC. LEASING 7,500 SF AND PAYING \$168,826/ANNUM WITH 3% INCREASES THEREAFTER

GABE CONSTRUCTION IS LEASING APPROXIMATELY 1,600 SF OF OFFICE SPACE AND PAYING \$40,000/ANNUM WITH 3% INCREASES THEREAFTER

APPROXIMATELY 2,100 SQUARE FEET OF VACANT OFFICE SPACE

THE LANDLORD IS RESPONSIBLE FOR ROOF AND STRUCTURE, BASE TAXES AND GENERAL LIABILITY INSURANCE

TOTAL CURRENT INCOME: \$208,826/ANNUM

SALE PRICE: \$3,900,000

FOR FURTHER CONSIDERATION AND INSPECTION CONTACT

EXCLUSIVE AGENT

JOSEPH HENTZE

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