

AVAILABLE FOR SALE OR LEASE

# 11,748 SQ.FT INDUSTRIAL SPACE

## NEWLY INSTALLED ROOF + DIVISIONS AVAILABLE

86-30 103RD AVENUE | OZONE PARK, NY 11417



### NEIGHBORHOOD

OZONE PARK / JAMAICA, NY

### GREAT SPACE FOR

AUTO REPAIR / RETAIL / WAREHOUSE

### CONDITION

FULL BUILD-OUT

### STATUS

AVAILABLE IMMEDIATELY

### PROPERTY DESCRIPTION

This property, previously utilized as a baseball practice facility, is only a 2-minute walk to the A-train subway station, making it highly accessible for both foot and vehicle traffic. It includes a new roof, minimizing maintenance concerns. With a total of 11,748 sq.ft of available space, this space is highly versatile and suitable for both industrial and retail use.

### KEY FEATURES

- **LOCATION:** Proximity to the A train subway station (2 minute walk)
- **NEW ROOF:** Recently installed, reducing maintenance costs
- **FLEX SPACE:** Flexible space for industrial or retail
- **LOGISTICS:** Drive-in entry and loading dock for easy access

<b>BUILDING SF</b>	11,748 SF
<b>BLOCK &amp; LOT</b>	9107 / 13
<b>LOT SIZE</b>	140 FT X 89.47 FT
<b>LOT SF</b>	12,595 SF
<b>STORIES</b>	1 FLOOR
<b>YEAR BUILT/RENO</b>	1950 / 1990
<b>ZONING</b>	R6-B, R4-1, C2-3
<b>DOCKS</b>	1-LOADING DOCK
<b>DRIVE-INS</b>	1-DRIVE BAY
<b>PROPERTY TAX</b>	\$59,018

### TRANSPORTATION

Easy Access to Public Transit and Highways



### CONTACT EXCLUSIVE AGENTS

JONATHAN ROTHSTEIN

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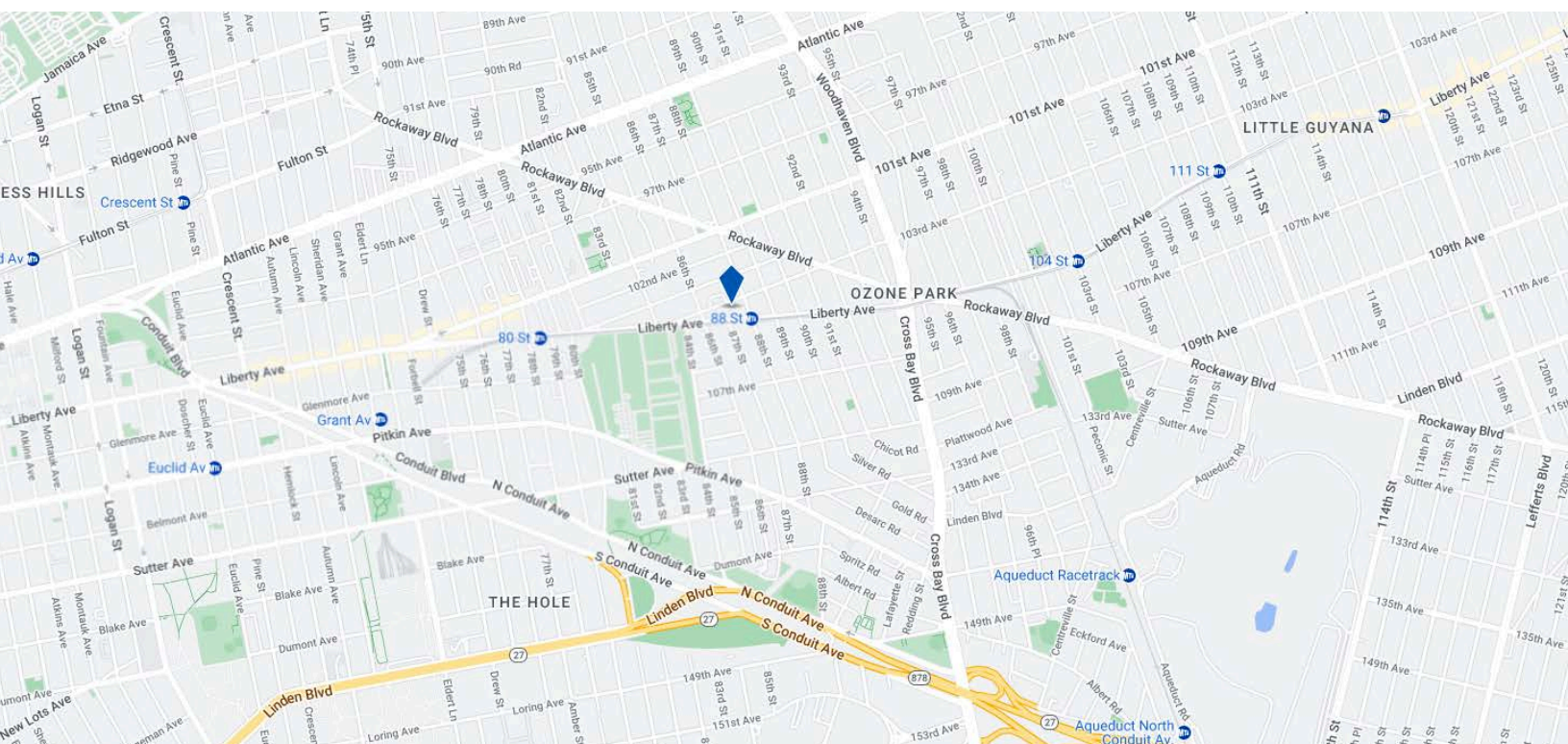
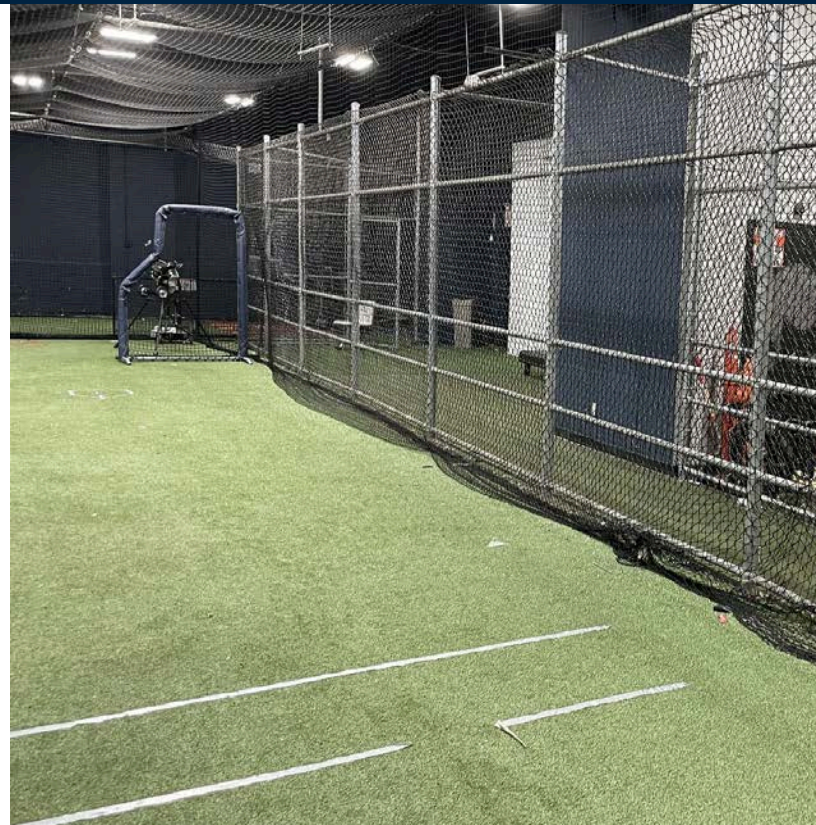
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