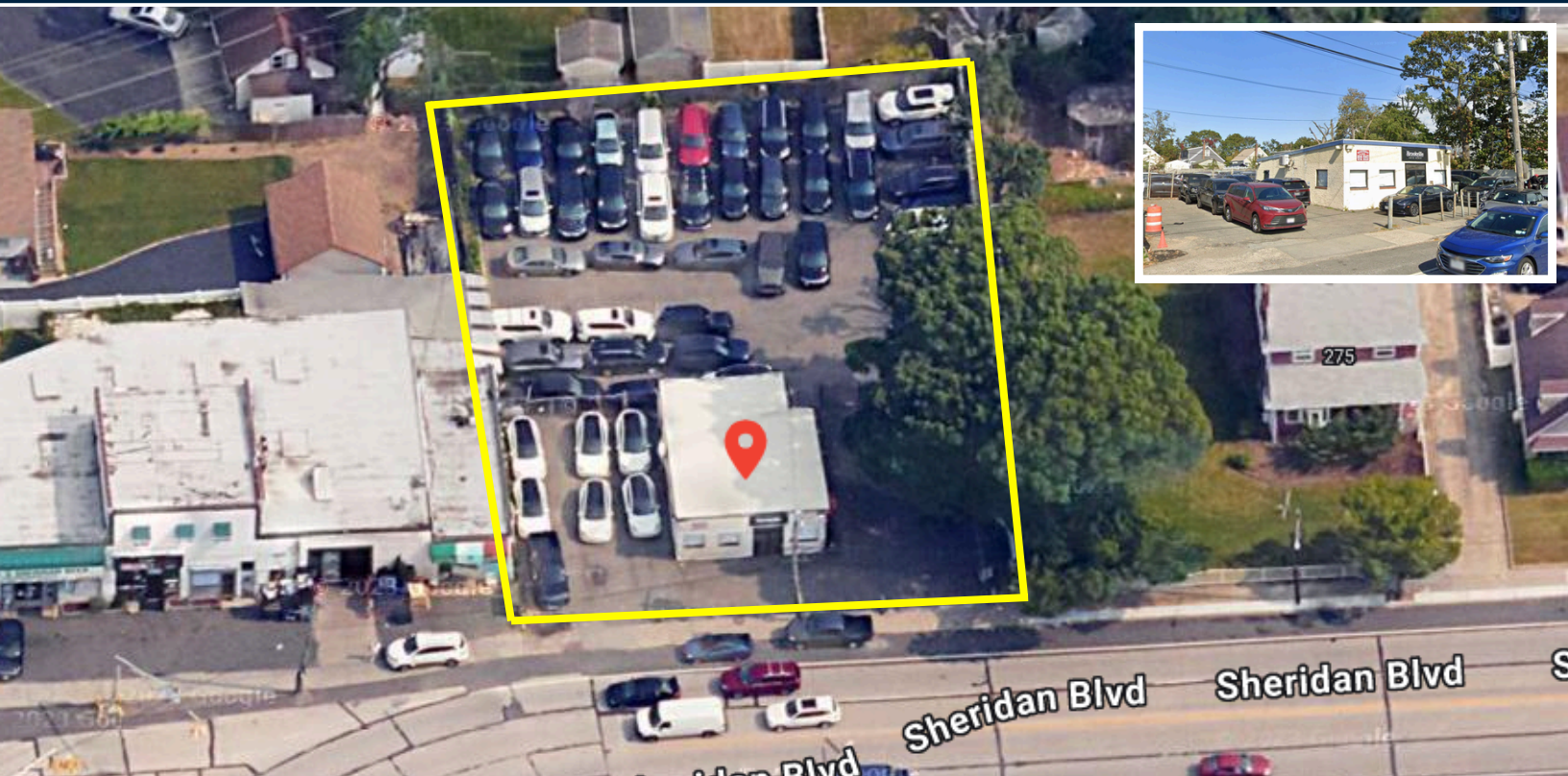


FOR SALE OR LEASE

265 SHERIDAN BLVD. | INWOOD, NY 11096

1,337 SF | SMALL BUILDING + 14,400 SF YARD
PRIME 5 TOWNS LOCATION NEAR JFK



PROPERTY OVERVIEW

RARE OPPORTUNITY FOR FENCED IN YARD SPACE NEAR JFK AIRPORT. 265 SHERIDAN IS AN IDEAL PROPERTY FOR THOSE LOOKING TO PARK TRACTOR TRAILERS OR EXCELLENT USE FOR SHIPPING LOGISTICS OPERATOR. A 1,337 SQUARE FOOT BLOCK RETAIL / OFFICE SPACE IS STRATEGICALLY LOCATED ON SITE TO ALLOW FOR TWO CURB CUTS, THAT GIVE WAY TO INGRESS AND EGRESS.

- BUILDING SIZE: 1,337 SF
- LOT SIZE: 15,725 SF
- S/B/L: 40/123/130
- ZONING: BUSINESS X
- REAL ESTATE TAXES: \$26,879
- DIRECT ACCESS TO NASSAU EXPRESSWAY
- ACCESS TO BELT PARKWAY AND I-678 TO JFK INTERNATIONAL AIRPORT



**CONTACT
EXCLUSIVE AGENT**

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