



## EXISTING SPACES

WAREHOUSE	162,228 SF
OFFICE	70,644 SF
TOTAL BUILDING SIZE	232,872 SF

## SPACE DETAILS

ACERAGE	Approx. 7 Acres
CEILING HEIGHTS	Varies. (See site plans for details)
COLUMN SPACING	Varies. (See site plans for details)
LOADING	5 Loading Docks, 1 Drive-in
PARKING	Approx. 130 spaces

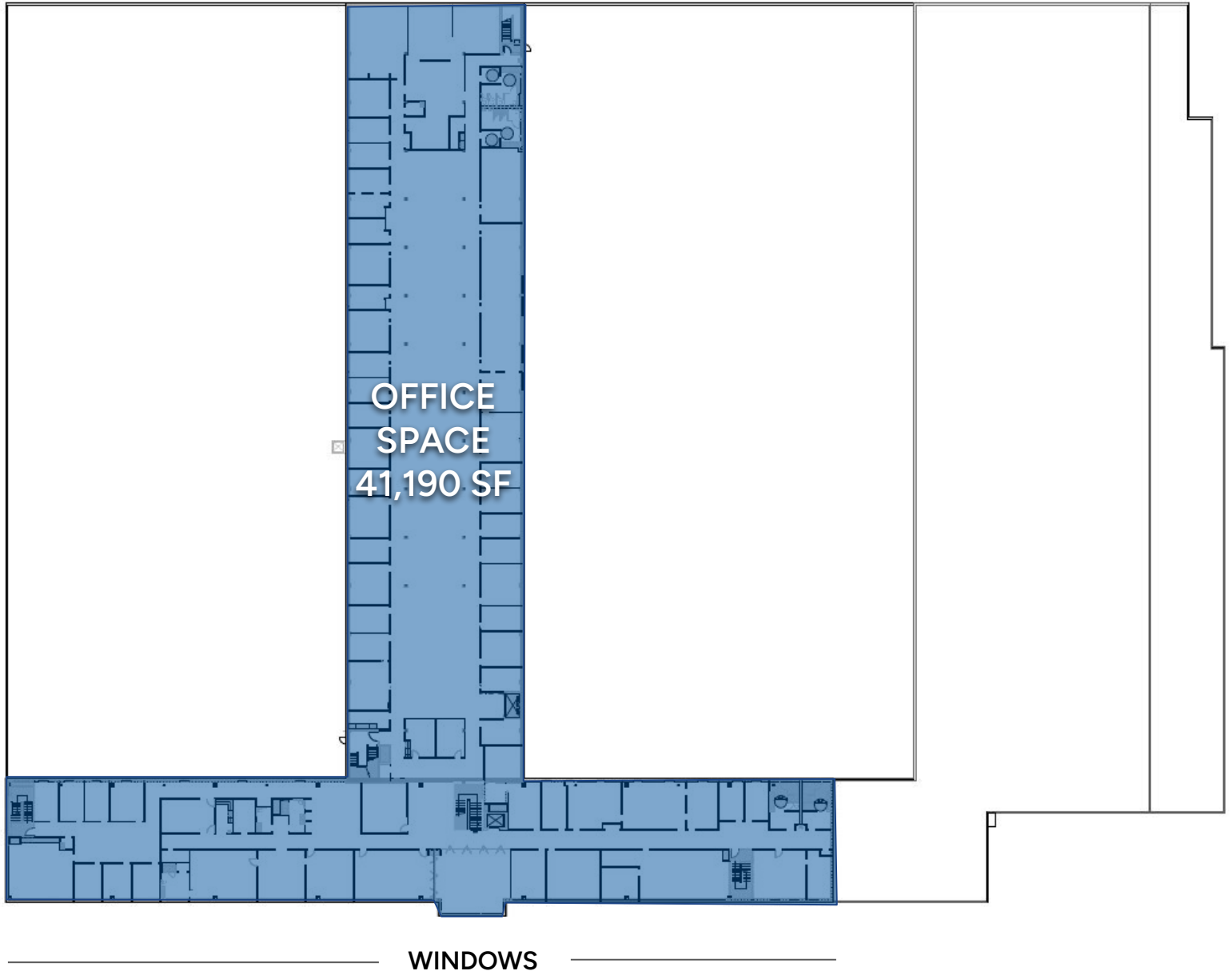
## SITE HIGHLIGHTS

- In close proximity to Long Island Expressway, Grand Central Parkway, Northern State Parkway - providing easy access to Queens, Brooklyn, and Manhattan
- This site is within a 20-minute drive to both LaGuardia airport and JFK International airport
- Excellent Headquarters/ Professional Campus site with Warehouse, and R&D capability in Little Neck
- Redevelopment Opportunity
- Ability to create additional parking along Little Neck Parkway by demolishing low-bay 45,234 SF warehouse

**LEASE RATE** Upon Request



EXISTING SITE  
SECOND FLOOR



EXISTING SITE  
LOWER LEVEL

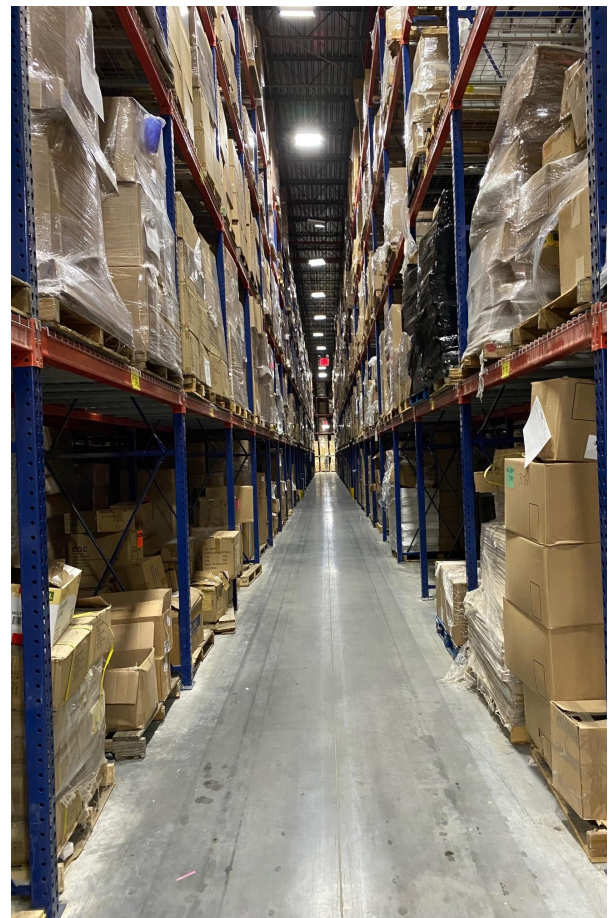




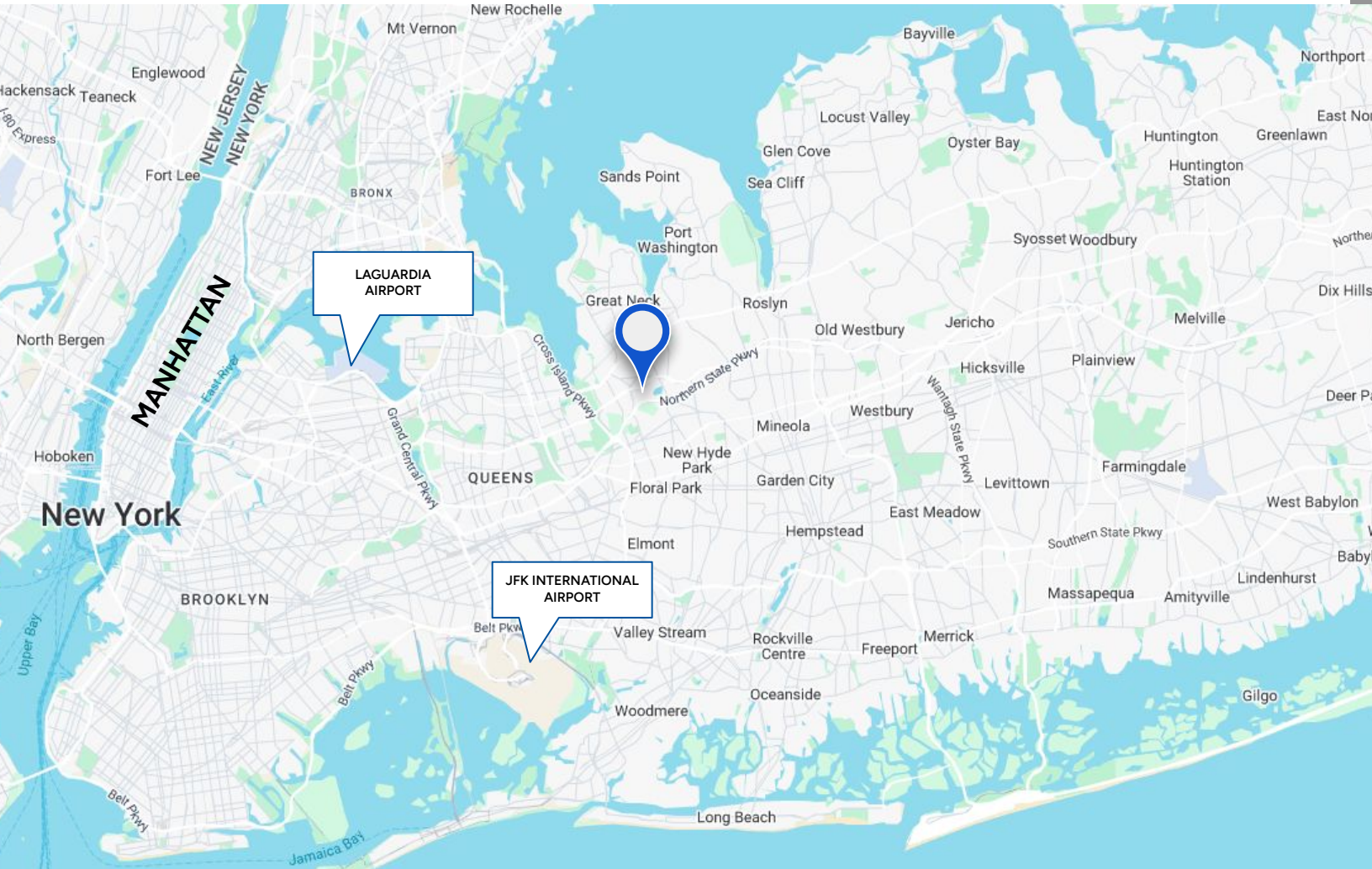










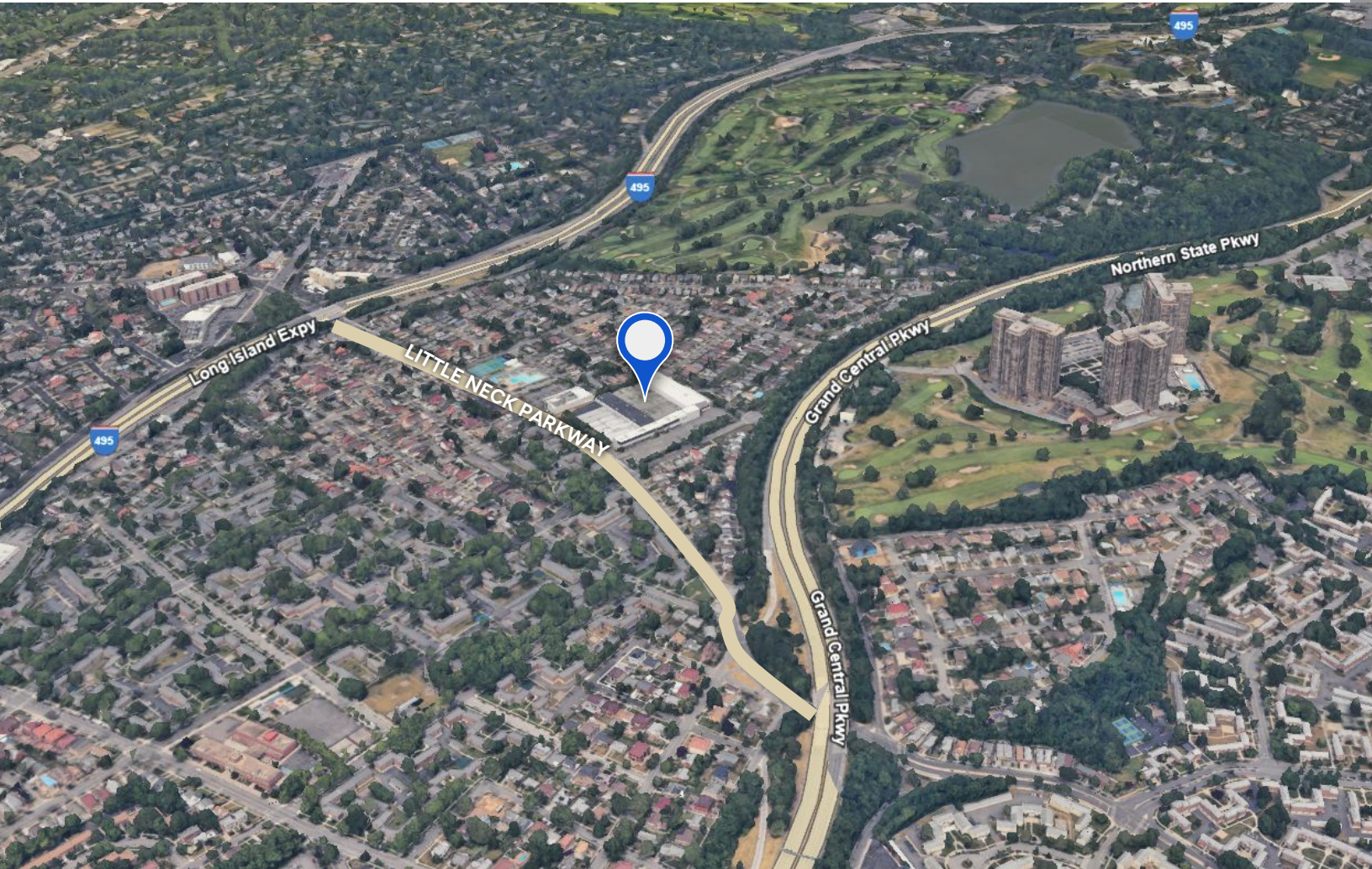


## Travel Distances

LGA Airport	9 miles
JFK Airport	10 miles
Midtown NYC	17 miles

The information contained herein has either been provided by publicly available data or obtained from sources that we deem reliable. The information is subject to errors, omissions, modifications, and to any listing condition not otherwise provided. We have no reason to doubt the accuracy of the details herein but provide no guarantee to its reliability. All zoning, measurements, allowable uses and all other information herein must be independently verified.





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