



36-11 33rd St

36-11 33rd St, Astoria, NY 11106



John Macropoulos
Office Manager

Kopa Properties LLC
275 W 96th St, Suite 5K
New York, NY 10025
jmacropoulos@gmail.com
(516) 962-1113

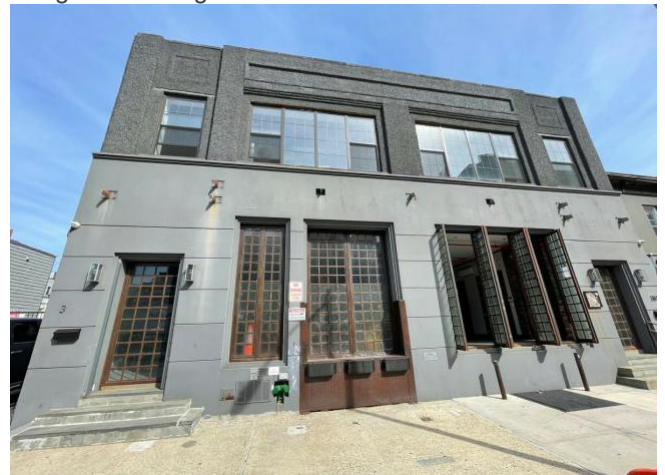


36-11 33rd St

\$30.00 - \$35.00 /SF/YR

Industrial M1 light manufacturing zoning spacious commercial building with 12' ceilings in the heart of Astoria. Ideal for retail, office, or industrial uses, with most uses considered. Prime ground level large commercial space available for retail, office, & industrial on high-traffic corridor in Queens - New York City (NYC). Most uses considered. Located on 33rd Street between 36th and 37th Avenues in Astoria. Two blocks from the 36th Avenue MTA subway train station (Lines: N,W, M, & R). High automobile traffic from the Queensboro Bridge from Manhattan into the center of Astoria. 3630 Sq ft of gated private parking & signage are also available upon request! There...

- Prime ground level retail, office, and/or industrial large spaces available in high-traffic corridor in Queens, NYC. Most uses considered!
- Two blocks 36th Avenue MTA subway train(N,W, M, R)
- Signage & 3630 Square Feet of Gated Private Parking Available Upon Request
- High 12' Ceilings



Rental Rate: \$30.00 - \$35.00 /SF/YR

Min. Divisible: 460 SF

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 10,650 SF

Year Built: 1956

Rental Rate Mo: \$2.92 /SF/MO

1st Floor Ste Entire Floor

Space Available	460 - 4,900 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	9,300 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Prime ground level large commercial space available for retail, office, & industrial on high-traffic corridor in Queens New York City (NYC). Most uses considered. Located on 33rd Street between 36th and 37th Avenues in Astoria . Two blocks from the 36th Avenue MTA subway train station (Lines: N,W, M, & R). High automobile traffic from the Queensboro Bridge from Manhattan into the center of Astoria. Signage and 3,630 square feet of parking spaces are also available in private gated lot adjacent to the property. There are currently two spaces built-out on first floor totaling 4,900 SF. The front space (space 1A) is 4,440 SF while the rear space (space 1B) measures 460 SF. There is a doorway currently separating the two spaces, acting as a partition. Spaces can be leased independently or together. The larger space (space 1A) includes a 1,350 SF basement, assessable by interior stairway. Ground Floor features in-place level 1 & 2 ventilation with grease hood and traps in place (space was previously used for a catering preparation space). First floor (and second floor) have tenant controlled, separate gas/electric and meters.

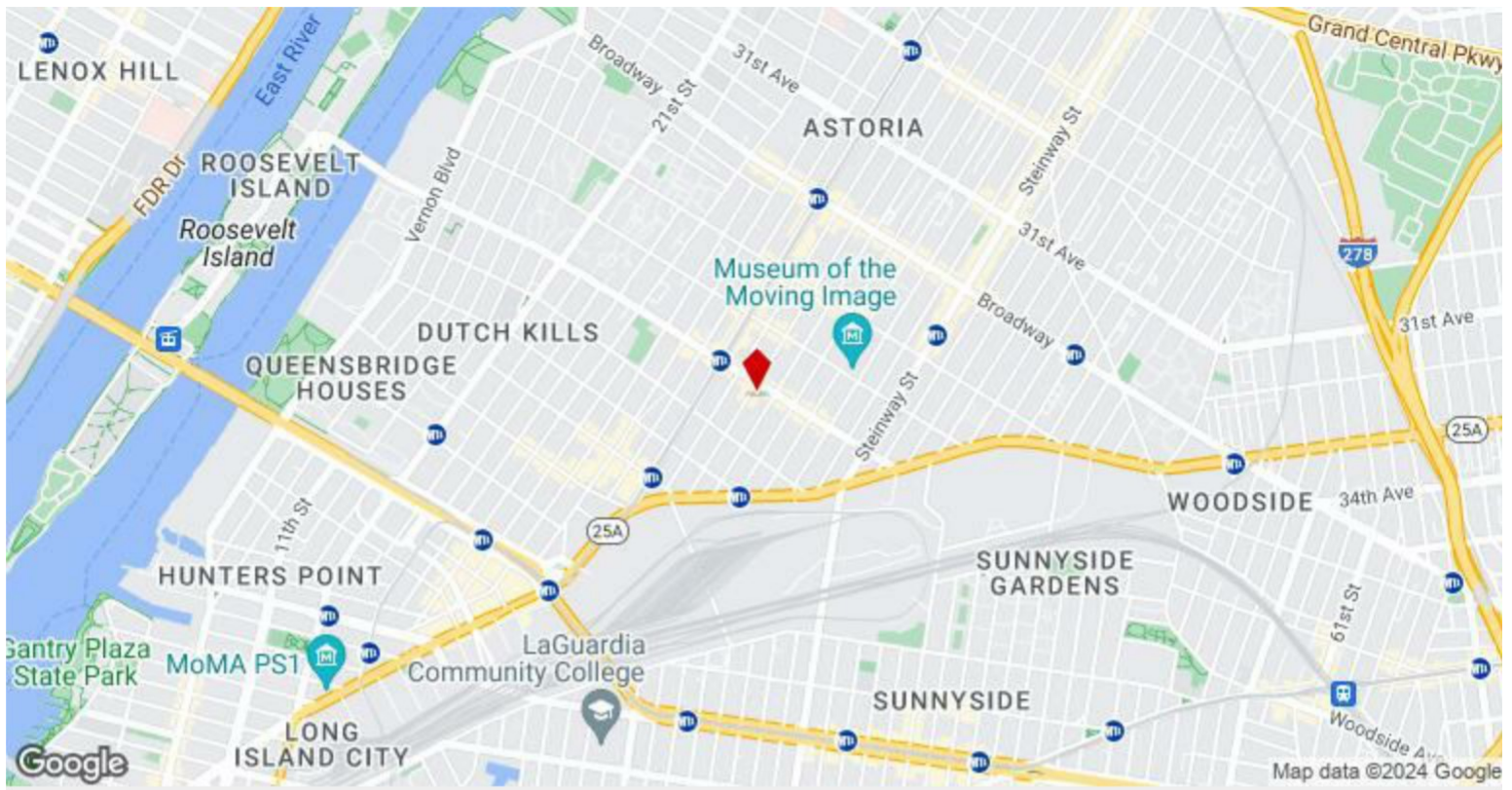
1

2nd Floor Ste Entire floor

Space Available	1,000 - 4,400 SF
Rental Rate	\$30.00 /SF/YR
Contiguous Area	9,300 SF
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Prime 2nd floor level large commercial space available for retail, office, & industrial on high-traffic corridor in Queens New York City (NYC). Most uses considered. Located on 33rd Street between 36th and 37th Avenues in Astoria . Two blocks from the 36th Avenue MTA subway train station (Lines: N and W). High automobile traffic from the Queensboro Bridge from Manhattan into the center of Astoria. Most uses considered. 3,630 square feet of parking spaces are also available in private gated lot adjacent to the property. There are currently two spaces built-out on the 2nd floor totaling 4,400 SF. The front space (space 1A) is 1000 SF while the rear space (space 1B) measures 3400 SF. There is a doorway currently separating the two spaces, acting as a partition. Spaces can be leased independently or together. 2nd Floor finished space, with 300-person capacity for general assembly, with Brazilian cherry hardwood flooring, and exposed interior brick walls. Also includes three (3) brand new 5-ton heating and cooling HVAC units on the rooftop. Second floor (and first floor) both also have tenant controlled, separate gas/electric and meters.

2



36-11 33rd St, Astoria, NY 11106

Industrial M1 light manufacturing zoning spacious commercial building with 12' ceilings in the heart of Astoria. Ideal for retail, office, or industrial uses, with most uses considered. Prime ground level large commercial space available for retail, office, & industrial on high-traffic corridor in Queens - New York City (NYC). Most uses considered. Located on 33rd Street between 36th and 37th Avenues in Astoria. Two blocks from the 36th Avenue MTA subway train station (Lines: N,W, M, & R). High automobile traffic from the Queensboro Bridge from Manhattan into the center of Astoria. 3630 Sq ft of gated private parking & signage are also available upon request!

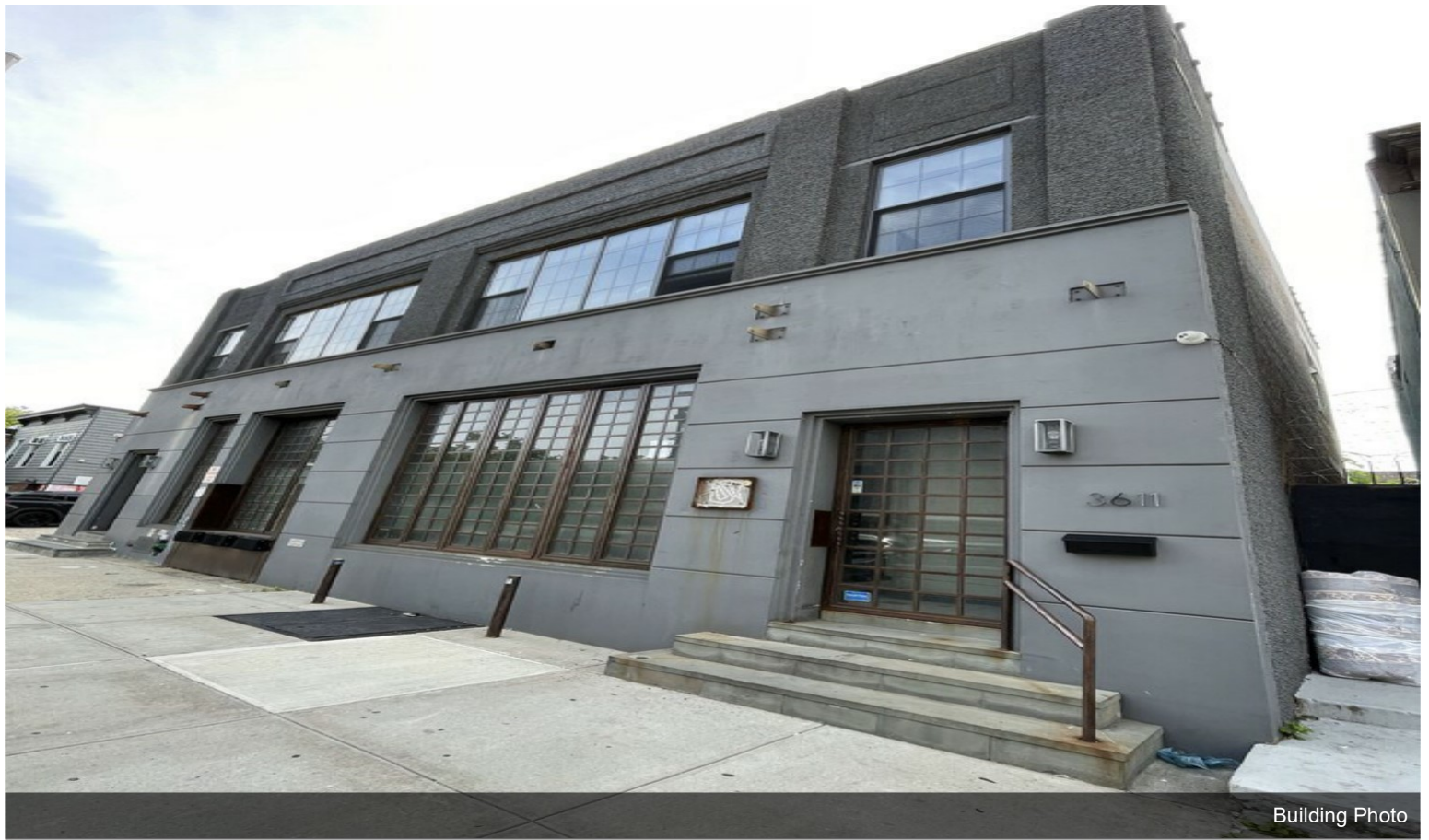
There are currently two spaces built-out on first floor totaling 4,900 SF. The front space (space 1F) is 4,440 SF while the rear space (space 1R) measures 460 SF.

There is a doorway currently separating the two spaces, acting as a partition. Spaces can be leased independently or together. The larger space (space 1F) includes a 1,350 SF basement, assessable by interior stairway. Ground floor features in-place level 1 & 2 ventilation with installed grease hood (space was previously used for a catering food preparation space).

2nd Floor finished space, with 300-person capacity for general assembly, with Brazilian cherry hardwood flooring, and exposed interior brick walls. Also includes three (3) brand new 5-ton heating and cooling HVAC units on the rooftop.

First floor(and second floor) have tenant controlled, separate gas/electric and meters.

Property Photos



Building Photo



Front Facade Street Photo

Property Photos



Parking Lot Adjacent Exterior



Parking Lot Adjacent Exterior

Property Photos

