

# 22,000 SF HIGH-CUBE WAREHOUSE FOR SALE OR LEASE

171-27 STATION ROAD - FLUSHING, NY 11358







Aerial Photo

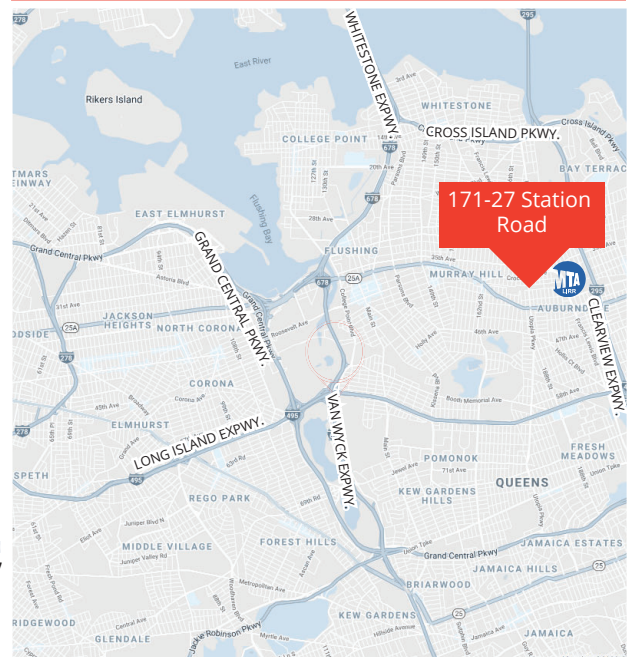
## PROPERTY HIGHLIGHTS:

- 19,500 SF GROUND FLOOR WAREHOUSE  
**20' AND 30' CEILINGS**
- ADDITIONAL 2,500 SF MEZZANINE
- INCLUDES 2,500 HVAC OFFICE PACKAGE
- TWO INTERIOR LOADING DOCKS (50' DEEP)
- GAS HEAT (BLOWER/HVAC)
- FULLY SPRINKLERED
- 1,700 AMP ELECTRICAL SERVICE
- ZONED M1-1
- REAL ESTATE TAXES: \$3.24 PER SQUARE FOOT

## ACCESSIBILITY

- 3 BLOCKS FROM NORTHERN BLVD WITH EASY ACCESS TO CLEARVIEW EXPY , LONG ISLAND EXPY , CROSS ISLAND PKWY, AND GRAND CENTRAL PKWY 
- 5 BLOCKS TO LIRR PORT WASHINGTON LINE 

**A DISTRIBUTOR'S DREAM  
STACK TO THE SKY!**



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For More Information Contact Exclusive Agents:

**CHARLES WONG**

(718) 786-5050 x241

[cwong@greiner-maltz.com](mailto:cwong@greiner-maltz.com)

**RYAN MALTZ**

(718) 786-5050 x225

[ryanmaltz@greiner-maltz.com](mailto:ryanmaltz@greiner-maltz.com)