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

171-27 STATION ROAD - FLUSHING, NY 11358



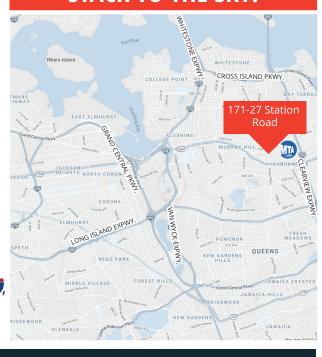
PROPERTY HIGHLIGHTS:

- 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 595, LONG ISLAND EXPY 495, CROSS ISLAND PKWY, AND GRAND CENTRAL PKWY [67]
- 5 BLOCKS TO LIRR PORT WASHINGTON LINE 🛺

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



REAL ESTATE

Creating Opportunities Together WWW.GREINER-MALTZ.COM

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