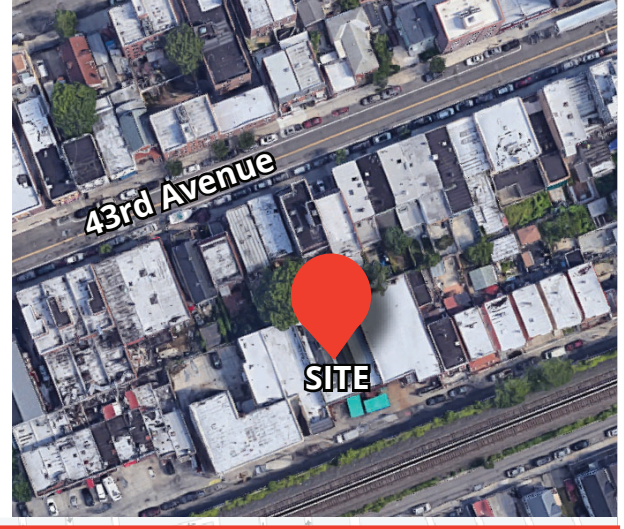


FULLY LEASED WAREHOUSE BUILDING FOR SALE!

102-17/19 44TH AVENUE CORONA, NY 11368



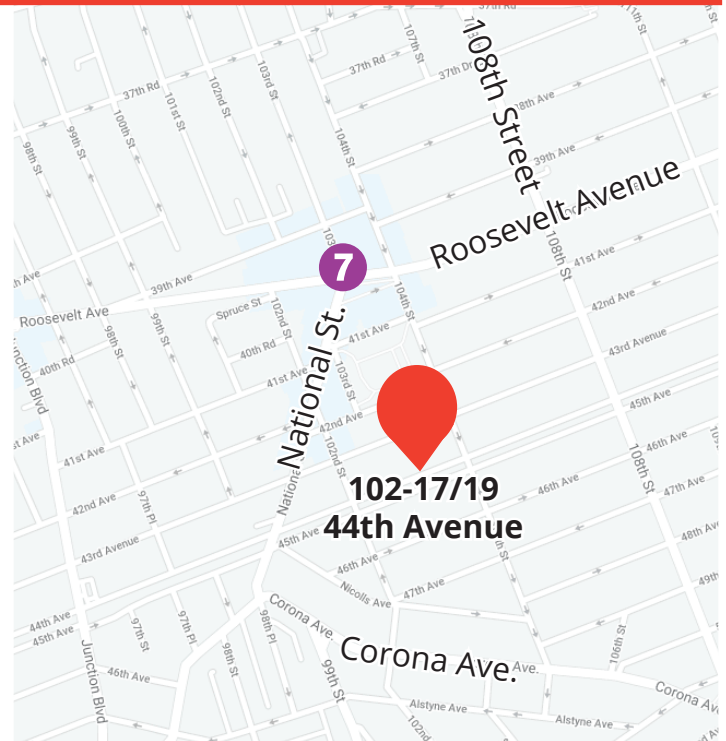
ASKING PRICE: \$4,600,000

SPACE AVAILABLE:

- BUILDING SIZE: 16,000 SF
- BUILDING DIMENSIONS: 100' X 80' FT
- 1ST FLOOR: 8,000 SF
- 2ND FLOOR: 8,000 SF

PROPERTY HIGHLIGHTS:

- LOADING: 2 DRIVE-IN DOCKS
- POWER: 800 AMPS
- GAS: GAS HEAT
- ELEVATOR: 2 FREIGHT ELEVATOR
- SPRINKLERS: WET
- CEILINGS: 17' FT. 1ST FLOOR;
12' FT. 2ND FLOOR
- ZONING: M1-1
- REAL ESTATE TAXES: \$62,550
- FULLY LEASED - UP TO 3 YEARS
- PARKING: 1,900 SF (6-7 CARS)



ACCESS:

- MINUTES FROM 7 TRAIN
- MINUTES FROM ROOSEVELT AVENUE AND GRAND CENTRAL PKWY.



EXCLUSIVE AGENT

CHARLES WONG

(718) 786-5050 x241

(917)-767-6137 cell

cwong@greiner-maltz.com

GREINER-MALTZ

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