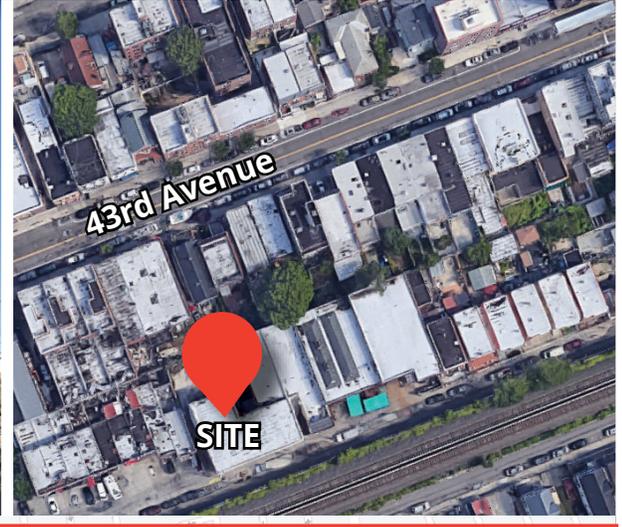


FULLY LEASED WAREHOUSE BUILDING FOR SALE!

102-09-11 44TH AVENUE CORONA, NY 11368



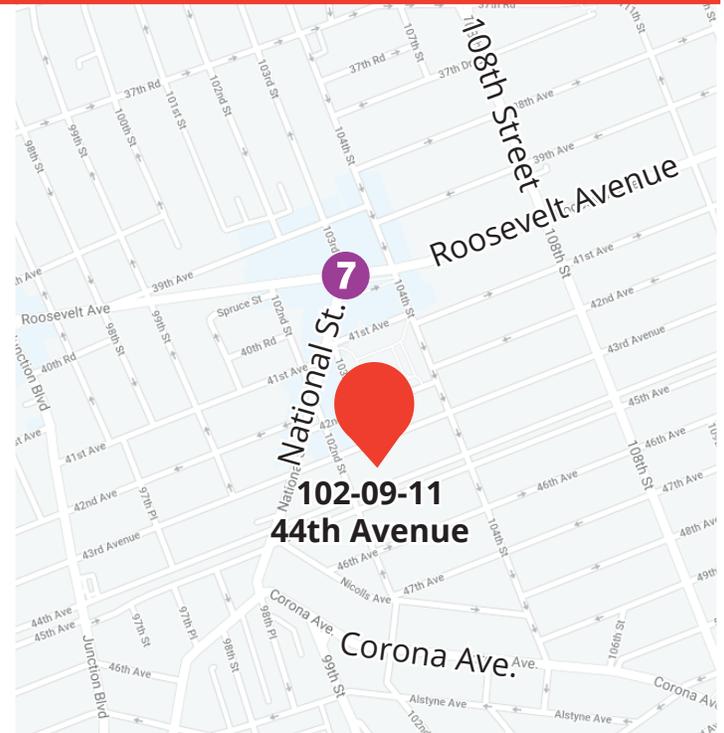
ASKING PRICE: \$4,200,000

SPACE AVAILABLE:

- BUILDING SIZE: 18,500 + 3,500 SF BASEMENT
- 1ST FL: 7,500 SF
- 2ND FL: 7,500 SF
- 3RD FL : 3,500
- BASEMENT: 3,500 SF
- LOT SIZE: 113.6' X 100' = 11,360 SF
- PARKING AREA: ~7 CAR PARKING
- PATIO: 500 SF

PROPERTY HIGHLIGHTS:

- LOADING: 1 DRIVE-IN
- POWER: 800 AMPS
- ELEVATOR: 1 FREIGHT ELEVATOR
- ZONING: M1-1
- REAL ESTATE TAXES: \$80,095
- FULLY LEASED
- PARKING FOR +/- 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

REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM