

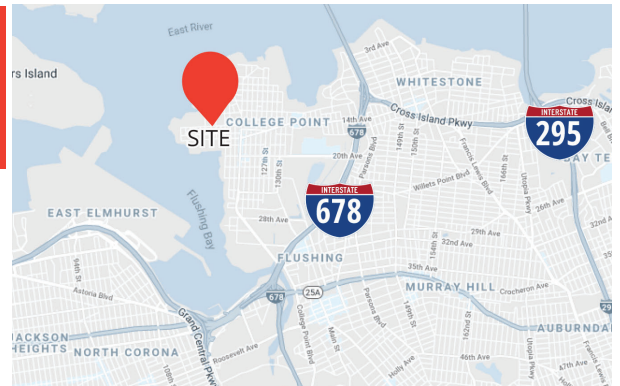
# 33,000 SF BUILDING WITH 10,000 SF PARKING FOR LEASE

## 113-25 14TH AVENUE, COLLEGE POINT, NY 11354



### CLASS A INDUSTRIAL SPACE WITH IMMEDIATE POSSESSION!

<b>BUILDING SIZE</b>	16,500 SF Lower Ground Fl 16,500 SF Upper Ground Fl
<b>LOT DIMENSIONS</b>	225 x 130 FT
<b>LOT SIZE</b>	29,460 SF
<b>LOADING</b>	1 Interior Loading Dock (Upper) 2 Overhead Doors (Lower)
<b>CEILING HEIGHT</b>	20 ft
<b>UTILITIES</b>	800 amps (separately metered) Gas Fired Heaters HVAC - Offices
<b>ZONING</b>	M1-1
<b>MAX FAR</b>	1.00 Commercial 2.40 Community Facility
<b>BLOCK/LOT</b>	4034/15
<b>REAL ESTATE TAXES</b>	\$185,331



### FEATURES

- Direct Loading (53 FT Trailers) on Both Floors
- 25 Car Private Parking
- 5,500 SF HVAC Office Space (can be reconfigured)
- Beautiful Natural Light with City Views
- Fully Sprinklered - Wet System
- Natural Divisions of 16,500 SF

### TRANSPORTATION

Access to Whitestone Expy, Van Wyck Expy, Grand Central Pkwy, and Main Street Flushing

### EXCLUSIVE AGENT

**MATTHEW MCMULLEN**

(718) 786-5050 x246

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

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REAL ESTATE

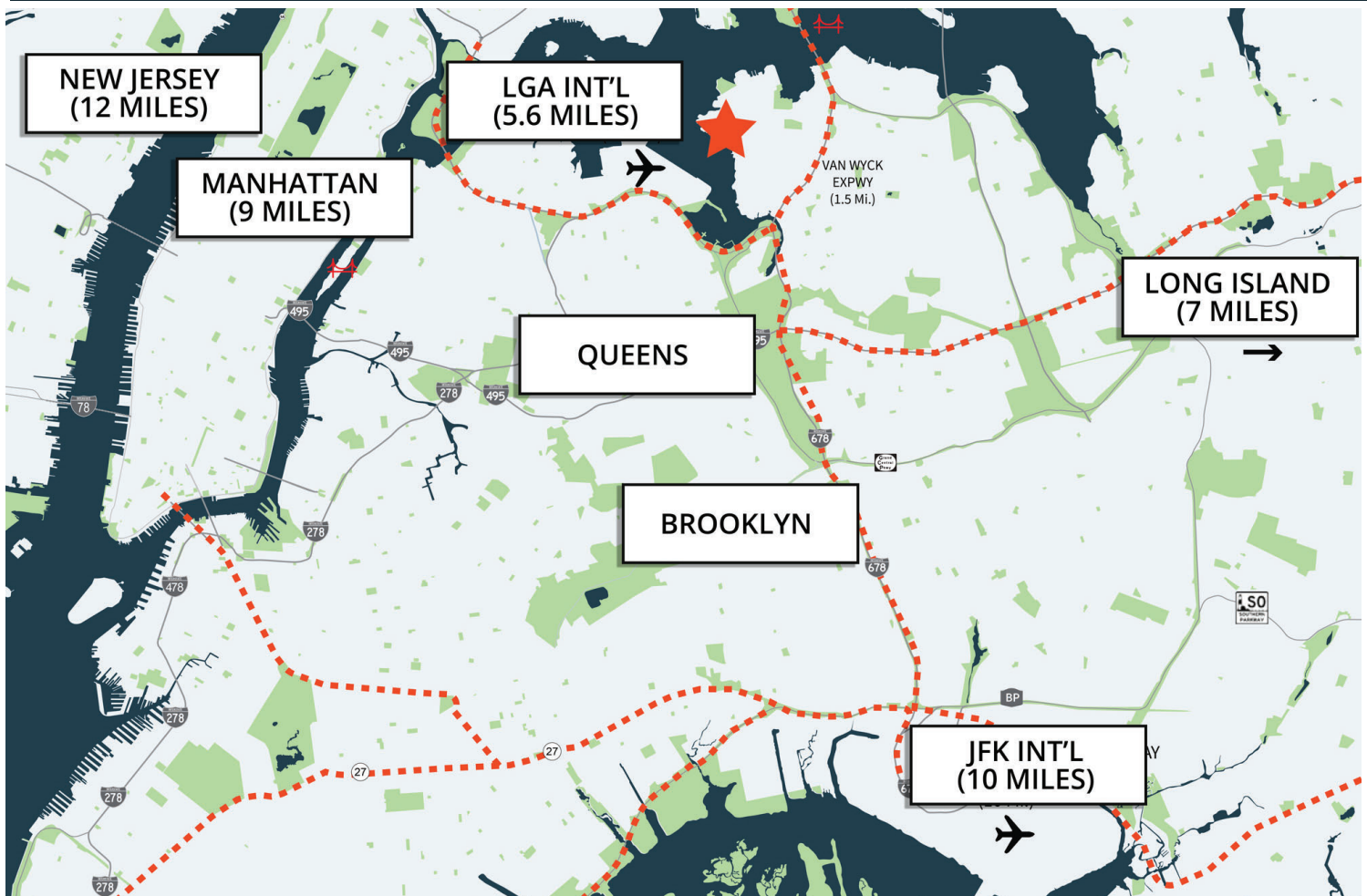
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## INTERIOR PHOTOS



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