

EXCLUSIVE

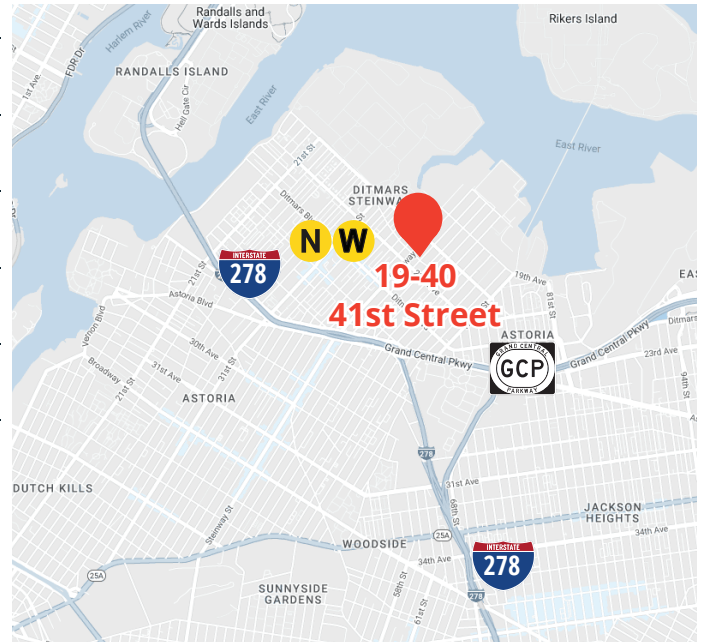
6,500 SF ASTORIA WAREHOUSE FOR LEASE

19-40 41st STREET

ASTORIA, NY 11105



- **6,500 SF GROUND FLOOR WAREHOUSE**
 - **400 SF OFFICE**
 - 1 DRIVE-IN DOOR
 - GAS HEAT / HVAC
 - 600 AMP ELECTRICAL SERVICE
 - ZONED M1-1
 - USE GROUP 16 C-OF-O:GOOD FOR AUTO REPAIR
 - NEARBY NEW WILDFLOWER STUDIOS, LAGUARDIA AIRPORT AND TRIBORO BRIDGE
- N W** AT DITMARS AVENUE
- 278** BROOKLYN QUEENS EXPY.
- 495** LONG ISLAND EXPY.
- GCP** GRAND CENTRAL PKWY.



Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing without prior notice. Broker cooperation encouraged.

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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