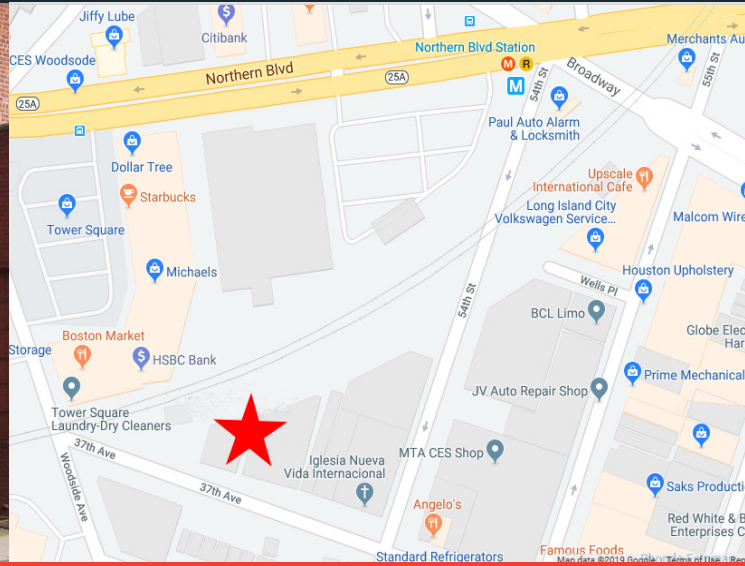


**EXCLUSIVE**

**FOR SALE OR LEASE - 28,000 SF BUILDING + 2,000 SF YARD**

# 53-05 37<sup>th</sup> Avenue

WOODSIDE, NY 11377



**DIVISIONS: 21,000 SF or 7,000 SF + 2,000 SF YARD**

## FLOOR SIZES

GROUND FLOOR: 23,000 SF  
2ND FL A/C OFFICE: 4,557 SF  
MEZZANINE: 2,333 SF

## ACCESS

- 1 BLOCK TO NORTHERN BLVD
- 1 BLOCK TO **R** **M** SUBWAYS
- MINUTES TO BROOKLYN/QUEENS EXPRESSWAY

## FEATURES

- BRICKMILL CONSTRUCTION
- FULLY SPRINKLERED
- 2 OVERHEAD DRIVE-INS
- INTERIOR LOADING PLATFORM
- 14'- 25' CEILING HEIGHT
- ZONED M1-1
- BLOCK/LOT: 1192 / 101

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 with-out prior notice. Broker cooperation encouraged.

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**KOSTAS ALAFOYIANNIS**  
(718) 786-5050 x227  
kostas@greiner-maltz.com

**EXCLUSIVE AGENTS:**

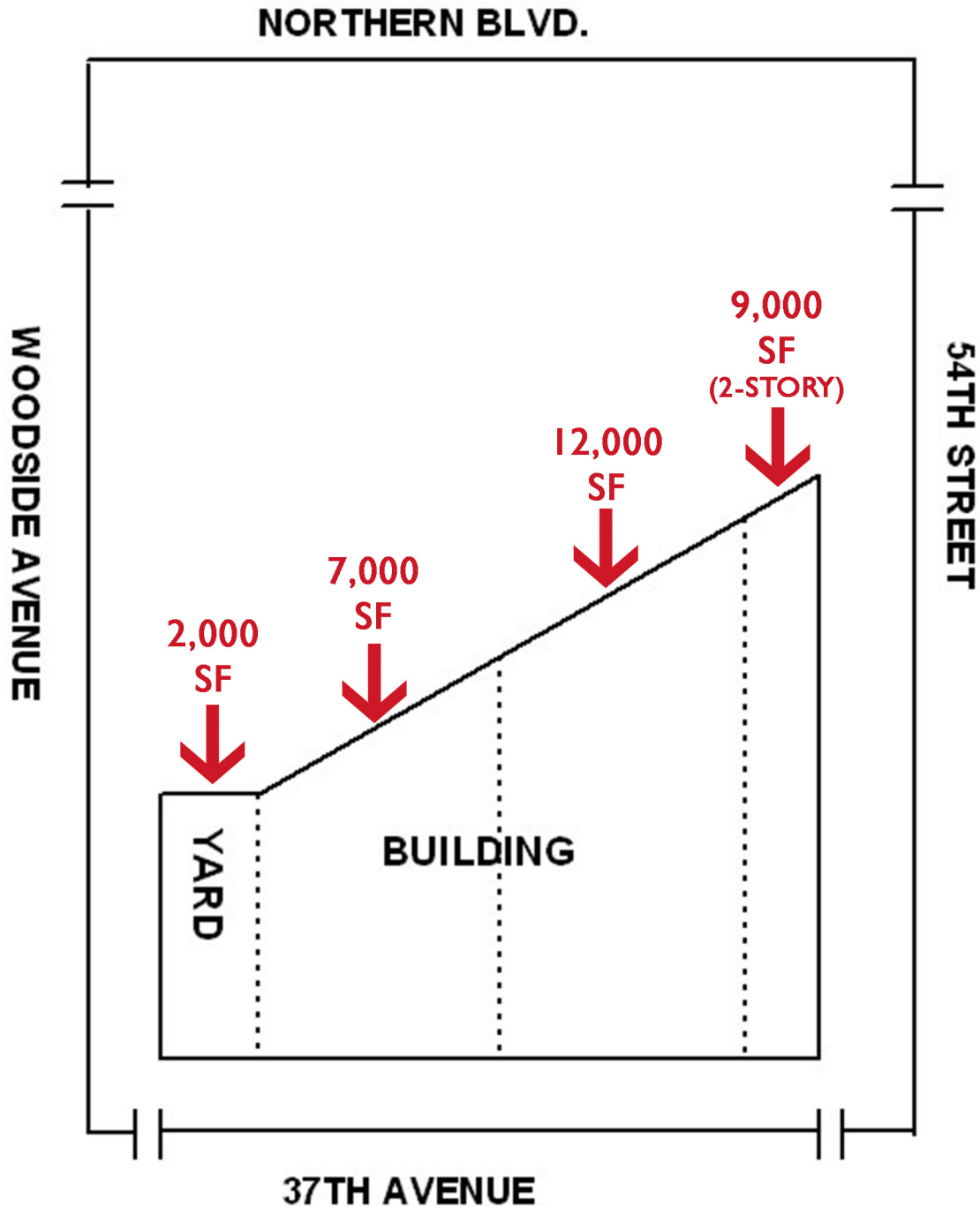
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