

EXCLUSIVE

FOR SALE OR LEASE! TWO-STORY WAREHOUSE FLEX-SPACE IN ASTORIA!

34-11 10th Street

ASTORIA, NY 11106



A PERFECT OWNER/USER OPPORTUNITY!

PROPERTY DETAILS:

Block/Lot: 325-22

Lot Dimensions: 25' Ft x 100' Ft

Ground Floor: 2,125 SF

2nd Floor: 2,125 SF

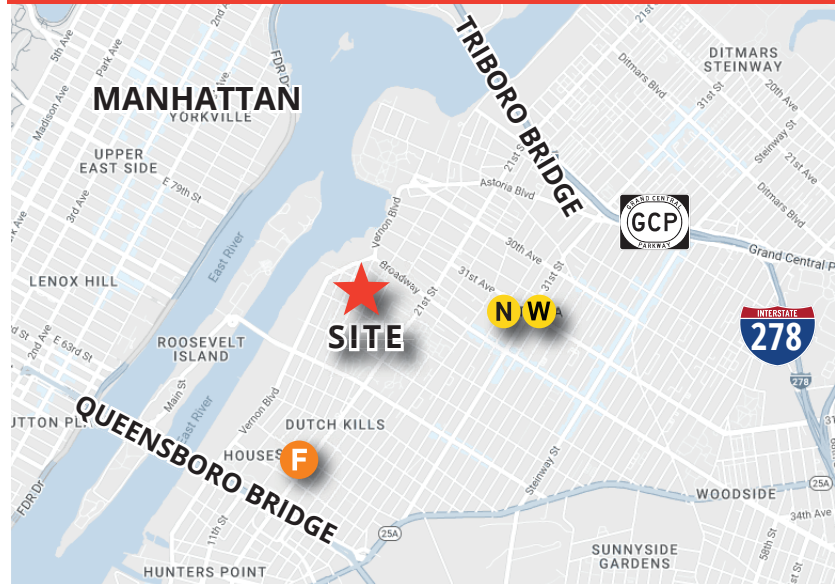
Storage/Mezz.: 1,000 SF

Total SF: 5,250 SF

RE Taxes: \$13,744.92

FEATURES

- **R5 ZONING WITH FACTORY C.O** – FLEXIBLE USE TYPES ALLOWED FOR SITE
- **RENTAL INCOME ON SECOND FLOOR**
- 17' CEILINGS
- 1 DRIVE IN DOOR
- COLUMN FREE
- BRICKMILL CONSTRUCTION
- GAS HEAT



ACCESS

- WALKING DISTANCE TO **NWF**
- NEARBY QUEENSBORO BRIDGE!
- MINUTES FROM MANHATTAN!

EXCLUSIVE AGENT

KYLE MALTZ

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