

EXCLUSIVE

FOR SALE: LONG ISLAND CITY - WOODSIDE COMMERCIAL HUB

24-30 BROOKLYN-QUEENS EXPY. W | ASTORIA, NY 11377



**STRATEGICALLY LOCATED 30,000 SF WAREHOUSE AND OFFICE BUILDING
WITH DEDICATED PARKING - AVAILABLE FOR IMMEDIATE SALE!**

EXCELLENT LOCATION!

- **IMMEDIATE ACCESS:** 
- **IMMEDIATE ACCESS:** TRIBORO BRIDGE
- **IMMEDIATE ACCESS:** 
- **IMMEDIATE ACCESS:** MANHATTAN AND ALL NYC BOROS!

NEARBY TRANSPORTATION:

- MINUTES TO: 
- WALK TO : Q18, Q19, Q69

PERFECT OPPORTUNITY FOR:

- USER/INVESTOR
- REPURPOSE
- HOLD FOR INCOME
- 1031 EXCHANGE

HIGHLIGHTS

- **TWO-STREET FRONTAGE**
- 7,000 SF PAVED LAND
- 15,000 SF FLOOR PLATES
- DIRECT LOADING
- LOADING DOCKS AND DRIVE-IN

CONTACT EXCLUSIVE AGENT:

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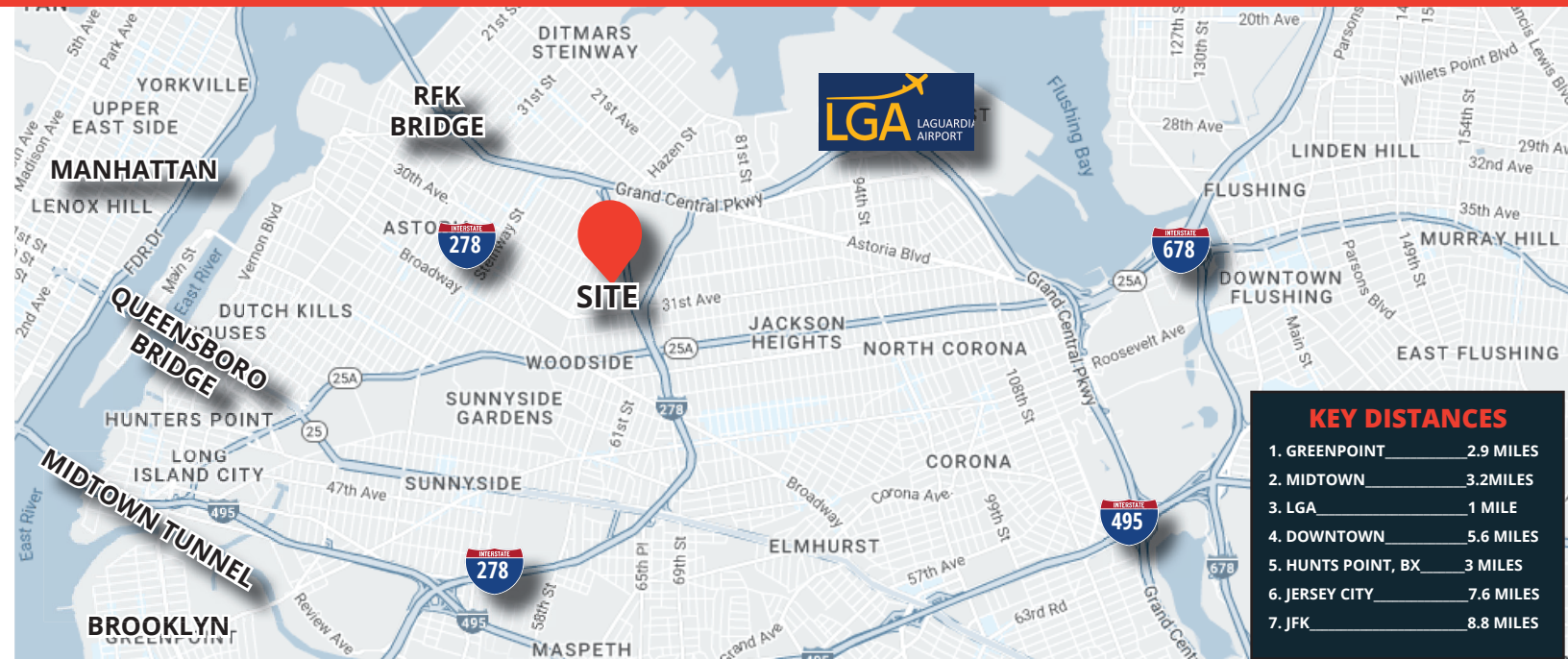
Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local 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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30,000 SF WAREHOUSE WITH INCOME PRODUCING OFFICES

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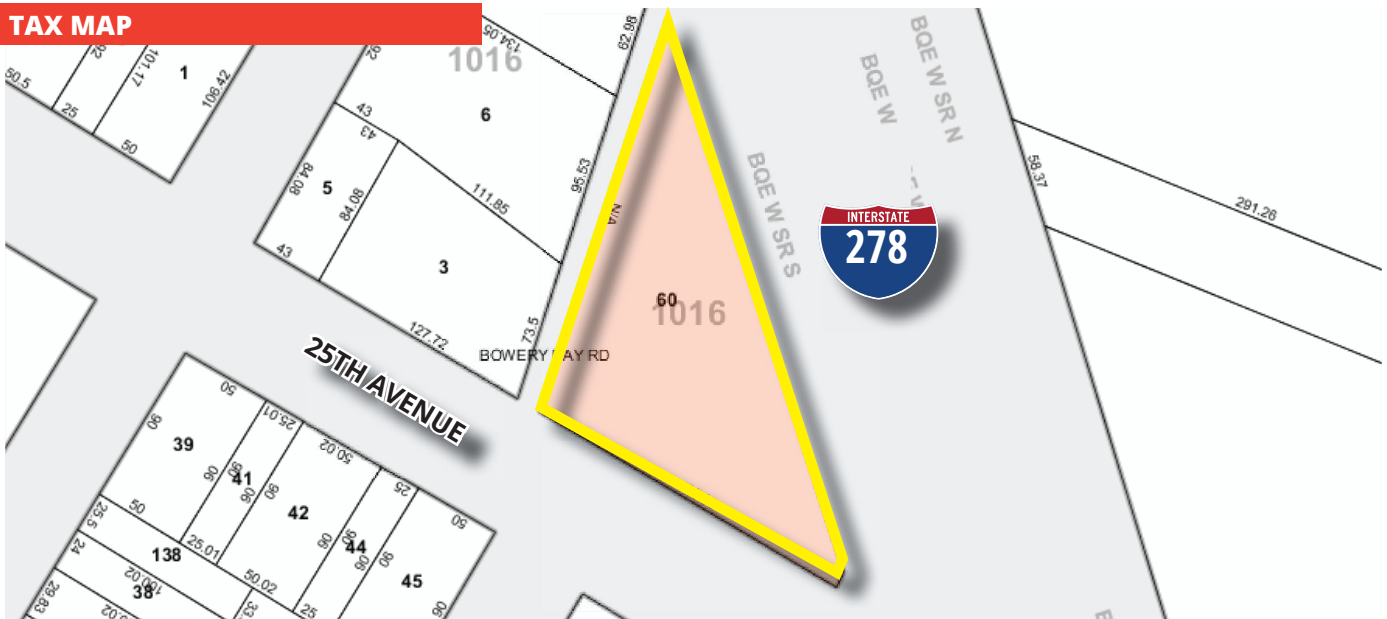
MINUTES TO MANHATTAN! ACCESS ALL OF NYC!



KEY DISTANCES

- | | |
|--------------------|-----------|
| 1. GREENPOINT | 2.9 MILES |
| 2. MIDTOWN | 3.2 MILES |
| 3. LGA | 1 MILE |
| 4. DOWNTOWN | 5.6 MILES |
| 5. HUNTS POINT, BX | 3 MILES |
| 6. JERSEY CITY | 7.6 MILES |
| 7. JFK | 8.8 MILES |

TAX MAP



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