









FOR LEASE 15,000 SF WAREHOUSE WITH 4 DRIVE-INS AND AIR-CONDITIONED OFFICES

<u>LOCATION:</u> 20-04 33rd Street, Astoria, New York

FEATURES: Newly Rehabbed

4 Overhead Drive-In Doors

Sprinklered 3 Bathrooms Gas Heat

Updated Electric -- Heavy Power (1200 AMPS) On-Premise Transformer (220 to 440 Voltage)

On-Premise Cardboard Baler

Air-Conditioned Offices (approx. 1500 sf) + Showroom/Workroom Area (approx. 1000 sf)

14'+ Ceilings

ZONING: C2-3/R5

POSSESSION: October 2023

RENT: \$435,000 Per Annum/\$36,250 Per Month

<u>CONTACT:</u> WERWAISS & CO., INC. (Exclusive Agent)

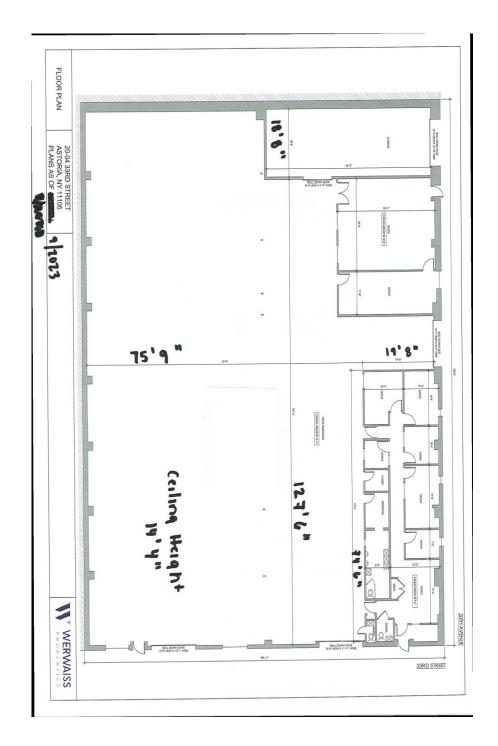
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