



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

LOCATION:

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

CONTACT:

WERWAISS & CO., INC. (Exclusive Agent)
22-15 43rd Avenue, Suite 300
Long Island City, NY 11101
(212) 983-0044
gwerwaiss@werwaiss.com

All information furnished regarding property for sale, rental or financing is from sourced deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. BROKERS PROTECTED BY AGREEMENT ON FILE. 9/19/23

