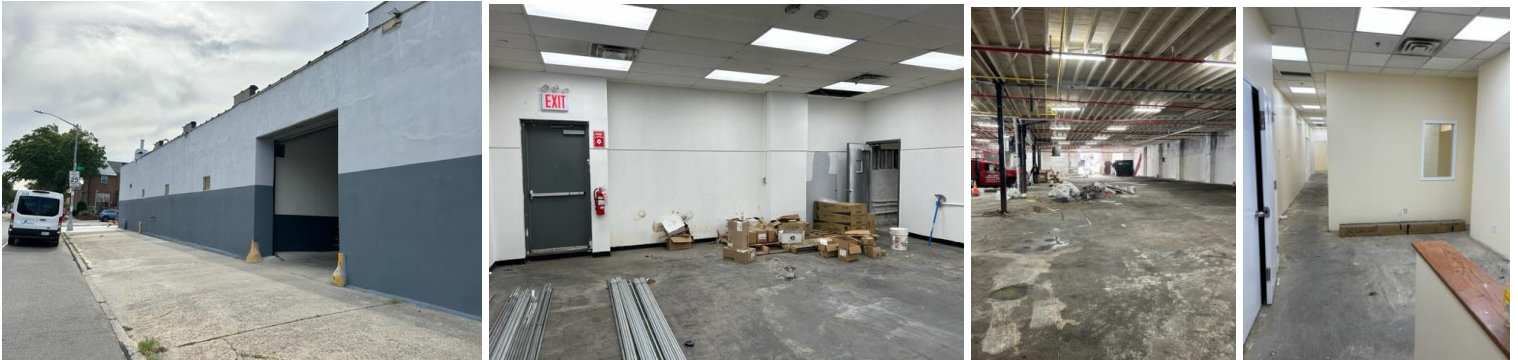


WERWAISS PROPERTIES



FOR LEASE
APPRX 15,000 SF WAREHOUSE WITH 4 DRIVE-INS
AND AIR-CONDITIONED OFFICES
(DIVISION INTO TWO 7,500 SF SPACES POSSIBLE)

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-Premises Transformer (220 to 440 Voltage)
On-Premises Cardboard Baler
Air-Conditioned Offices (approx. 1500 sf) +
Showroom/Workroom Area (approx. 1000 sf)
14'+ Ceilings

ZONING:

C2-3/R5

POSSESSION:

Upon Lease Signing

RENT:

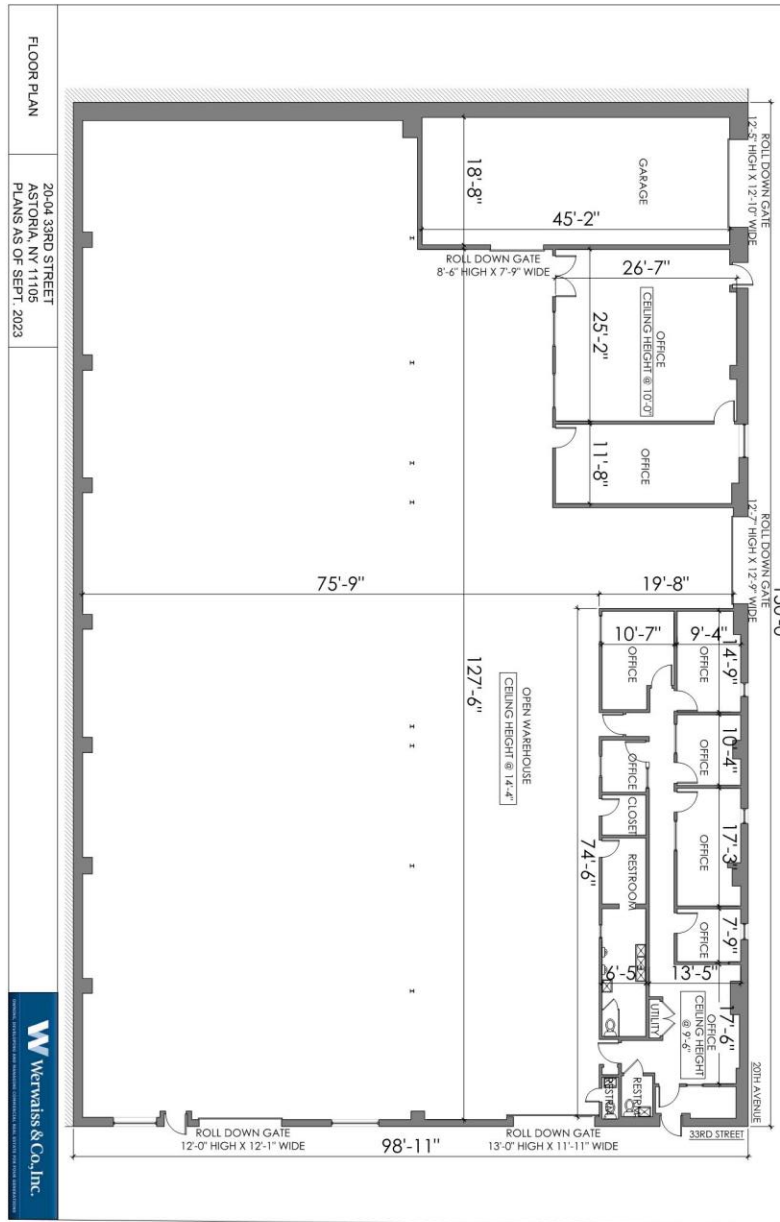
Full Space: \$390,000 Per Annum/\$32,500 Per Month
Divisions: \$210,000 Per Annum/\$17,500 Per Month (each)

CONTACT:

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

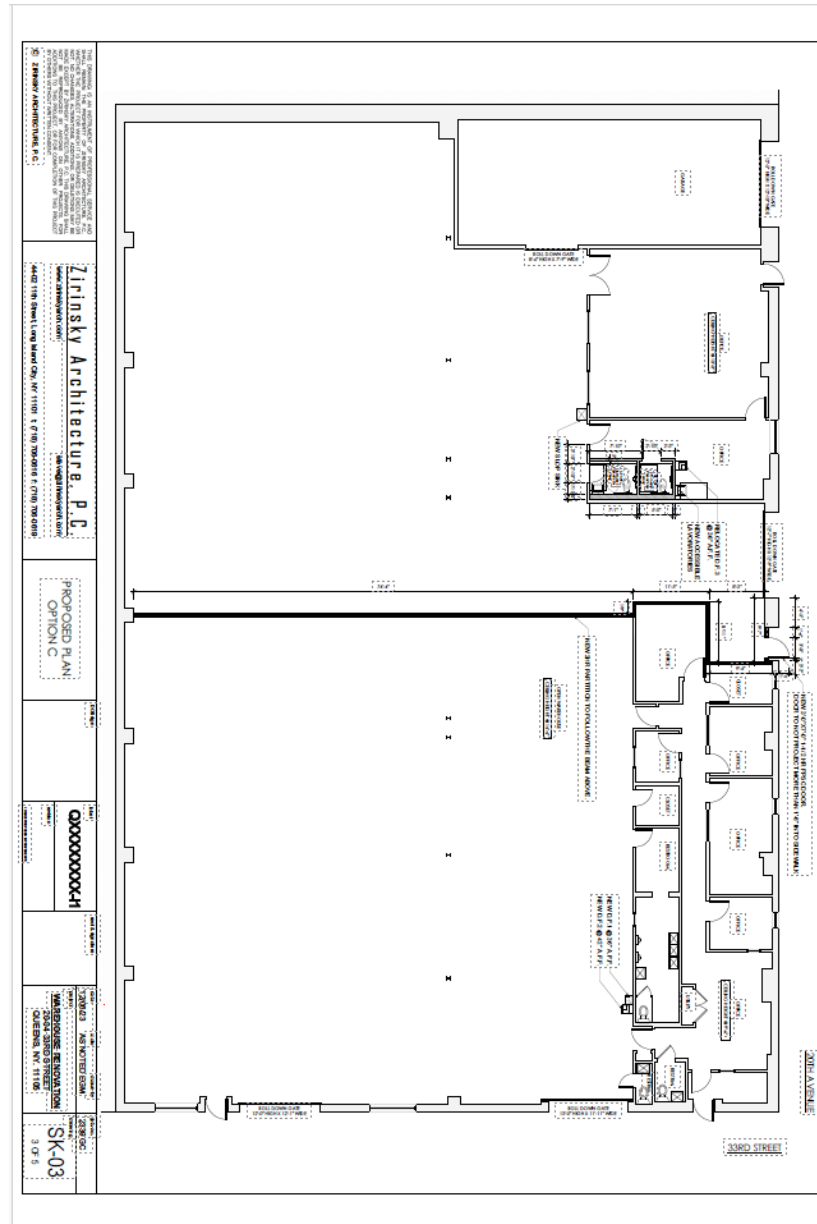
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EXISTING LAYOUT - AS OF JANUARY 2024



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PROPOSED DIVISIONS - AS OF JANUARY 2024



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