FULLY LEASED WAREHOUSE BUILDING FOR SALE! 102-09-11 44TH AVENUE CORONA, NY 11368



ASKING PRICE: \$4,200,000

SPACE AVAILABLE:

- BUILDING SIZE: 18,500 + 3,500 SF BASEMENT
- 1ST FL: 7,500 SF
- 2ND FL: 7,500 SF
- 3RD FL : 3,500
- BASEMENT: 3,500 SF
- LOT SIZE: 113.6' X 100' = 11,360 SF
- PARKING AREA: ~7 CAR PARKING
- PATIO: 500 SF

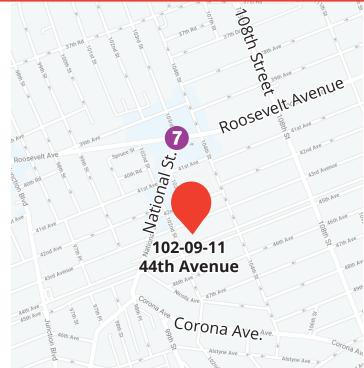
PROPERTY HIGHLIGHTS:

- LOADING: 1 DRIVE-IN
- POWER: 800 AMPS
- ELEVATOR: 1 FREIGHT ELEVATOR
- ZONING: M1-1
- REAL ESTATE TAXES: \$80,095
- FULLY LEASED

PARKING FOR +/- 7 CARS

EXCLUSIVE AGENT

CHARLES WONG (718) 786-5050 x241 (917)-767-6137 cell cwong@greiner-maltz.com



ACCESS:

- MINUTES FROM 7 TRAIN
- MINUTES FROM ROOSEVELT AVENUE AND GRAND CENTRAL PKWY. [GCP]

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