

EXCLUSIVE

Two-Story SALE OR LEASE at B.Q.E and Queens Boulevard 70-42 48th Avenue

WOODSIDE, NY 11377

48th AVENUE FRONTAGE

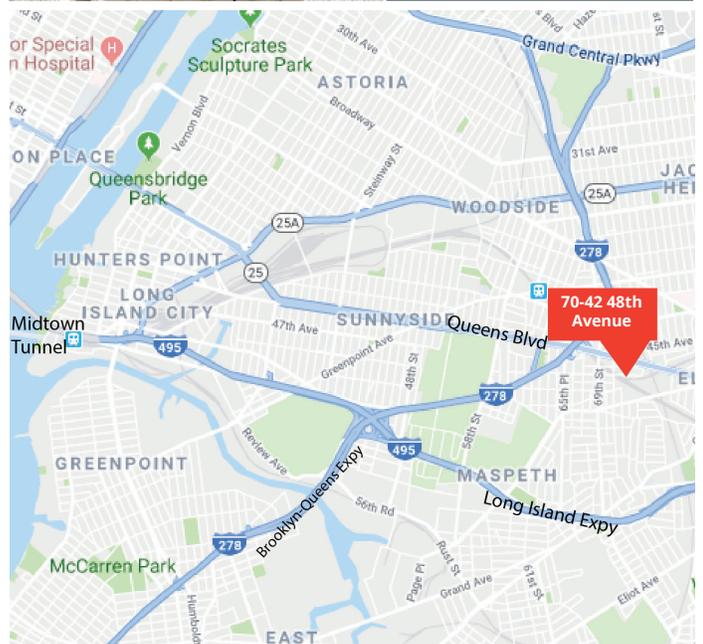


A DIAMOND IN PLAIN SIGHT!

- **6,079 SF WAREHOUSE & OFFICE**
4,126 SF GROUND FLOOR WAREHOUSE
 - 2 DRIVE-IN DOORS, EXTERIOR PARKING
 - 21' / 10' CEILING HEIGHTS
 - 200 AMP ELECTRICAL SERVICE, FLOOR DRAINS
 - ZONED M1-1
 - REAL ESTATE TAXES \$22,425.00
 - MINUTES TO MANHATTAN, BRONX, BROOKLYN, & LONG ISLAND
-  LONG ISLAND EXPY
 BROOKLYN QUEENS EXPY
- WALK TO      SUBWAYS



72nd STREET FRONTAGE



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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