

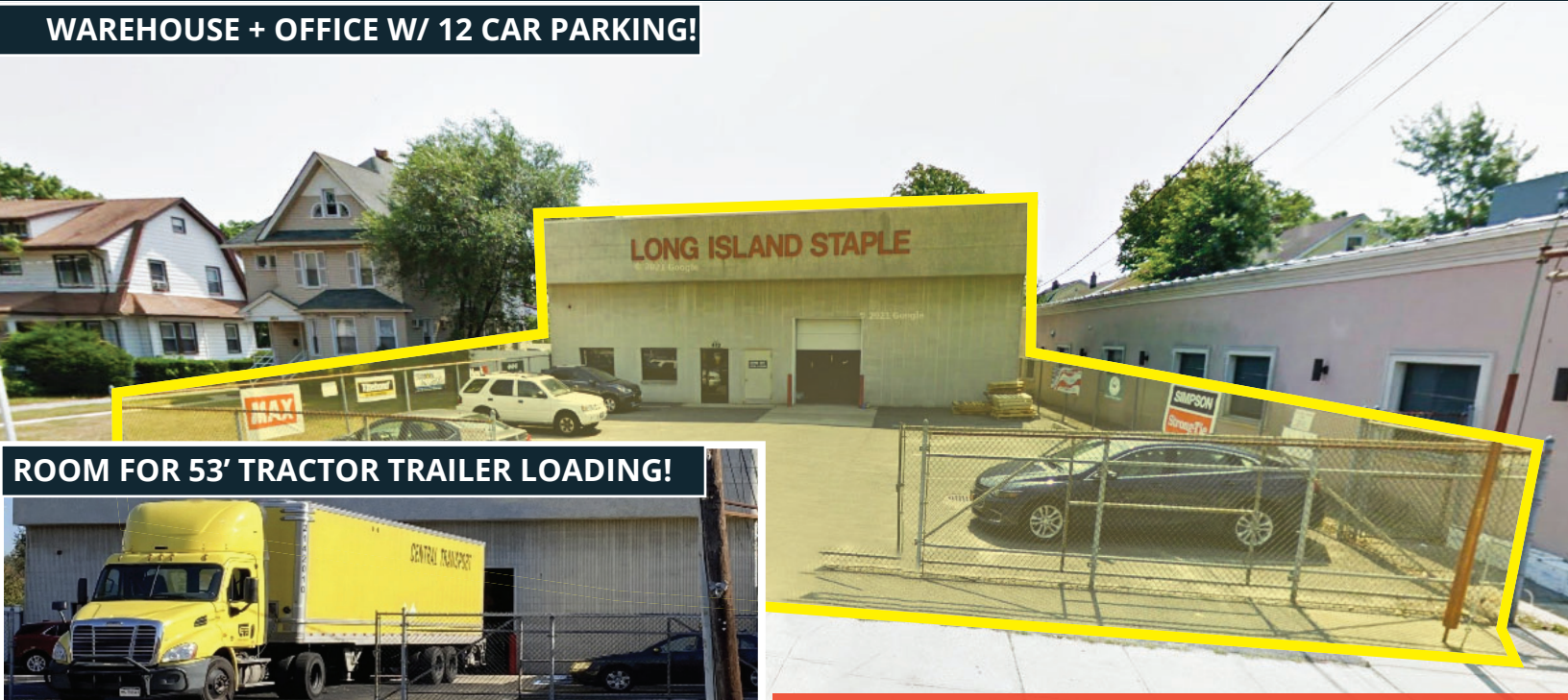
EXCLUSIVE

WAREHOUSE + OFFICE WITH PARKING - FOR LEASE

410 ATLANTIC AVENUE

EAST ROCKAWAY, NY

WAREHOUSE + OFFICE W/ 12 CAR PARKING!



ROOM FOR 53' TRACTOR TRAILER LOADING!

PROPERTY OVERVIEW:

- +/- 4,977 SF WAREHOUSE
- +/- 5,041 SF YARD/PARKING
- 12 PARKING SPACES
- 1,500 SF A/C OFFICE SPACE

FEATURES:

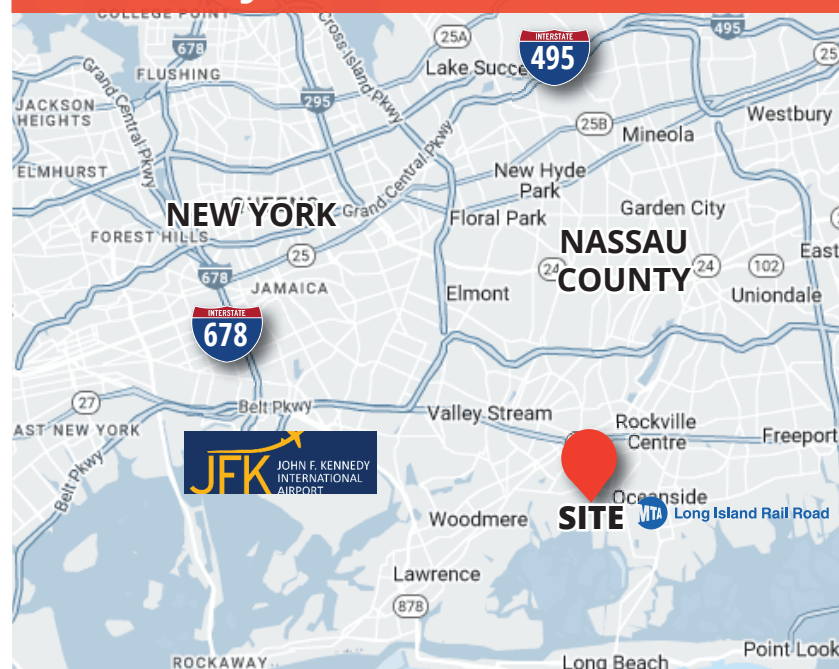
+/- 20' CEILING HEIGHT • 200 AMPS 3 PHASE POWER • NATURAL GAS HEAT • 2 MODINE GAS FIRED CEILING HEATERS IN WAREHOUSE • 6 CEILING FANS WITH 3 SEPARATE CONTROLS • 1 ELECTRIC OVER-HEAD DOOR A 53' TRAILER CAN BE ACCOMMODATED • WAREHOUSE HAS SEVERAL FIXED HIGH WINDOWS WHICH ALLOWS FOR AMBIENT LIGHTING

ACCESS:

- WALKING DISTANCE TO L.I.R.R
- MINUTES TO



LOCATED MINUTES FROM NYC AND
JFK INT'L AIRPORT!



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EXCLUSIVE

WAREHOUSE + OFFICE WITH PARKING - FOR LEASE

410 ATLANTIC AVENUE

EAST ROCKAWAY, NY

HIGH STACK CEILINGS WITH OVERHEAD DOOR



AERIAL



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