

**EXCLUSIVE**

# WAREHOUSE FOR SALE - HEART OF ASTORIA!

# 31-54 12th STREET

ASTORIA, NY 11106



## GET IN ON THE GROUND FLOOR!

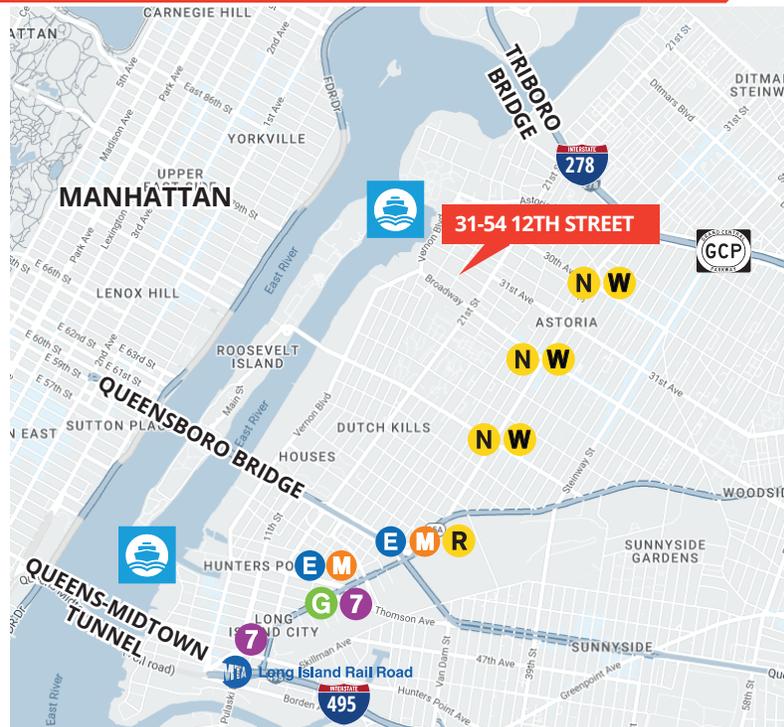
- **BLOCK/LOT:** 502 / 30
- **BUILDING SIZE:** APPROX. 46' X 73'  
3,300 SF GROUND FLOOR WAREHOUSE  
+ 1,000 SF MEZZANINE OFFICE
- **ZONING:** R5B; BUILDABLE TO 4,435 SF
- **CEILING HEIGHT:** 15 FT
- **LOADING:** 2 DRIVE-IN
- **REAL ESTATE TAXES:** \$15,710.00

### FEATURES

- 400 AMPS
- GAS HEAT
- QUIET/WIDE STREET
- STEEL GANTRY CRANE
- USE TODAY, DEVELOP TOMORROW!

### ACCESS

- EASY ACCESS TO 495 / LONG ISLAND
- I-278 / BROOKLYN-QUEENS EXPY
- QUEENSBORO AND TRIBORO BRIDGES,  
MIDTOWN TUNNEL



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