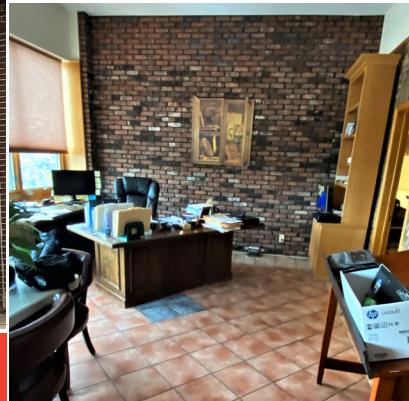


**AVAILABLE FOR RENT OR SALE**

**97-46 99TH STREET, OZONE PARK, NY 11416**

**4,300 SF**



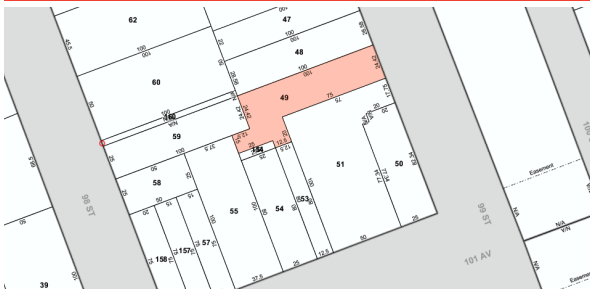
**PRICING AVAILABLE UPON REQUEST**

### FEATURES

- 3,075 SF Warehouse - **DIVISIBLE**
- 1,225 SF of Immaculately Refurbished 2nd Floor Executive Offices with Full HVAC, Granite Finishes, and Recessed Lighting
- Fireproof Construction
- 1 Overhead Door
- Outsized Block 9075/Lot 49 Footprint - "Bonus Space"
- Zoned R5 / R6B / C2-B
- Use Group 16
- Steps to 101st Avenue Commercial Business District

### ACCESS

- **A** Rockaway Blvd
- **Q8** Bus 101 Av / 100 St



**EXCLUSIVE AGENT**

**IRA SHERMAN**  
(516) 987-0027  
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**GREINER-MALTZ**

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