

13-20 131ST STREET

COLLEGE POINT, QUEENS

TEAMPREUSS



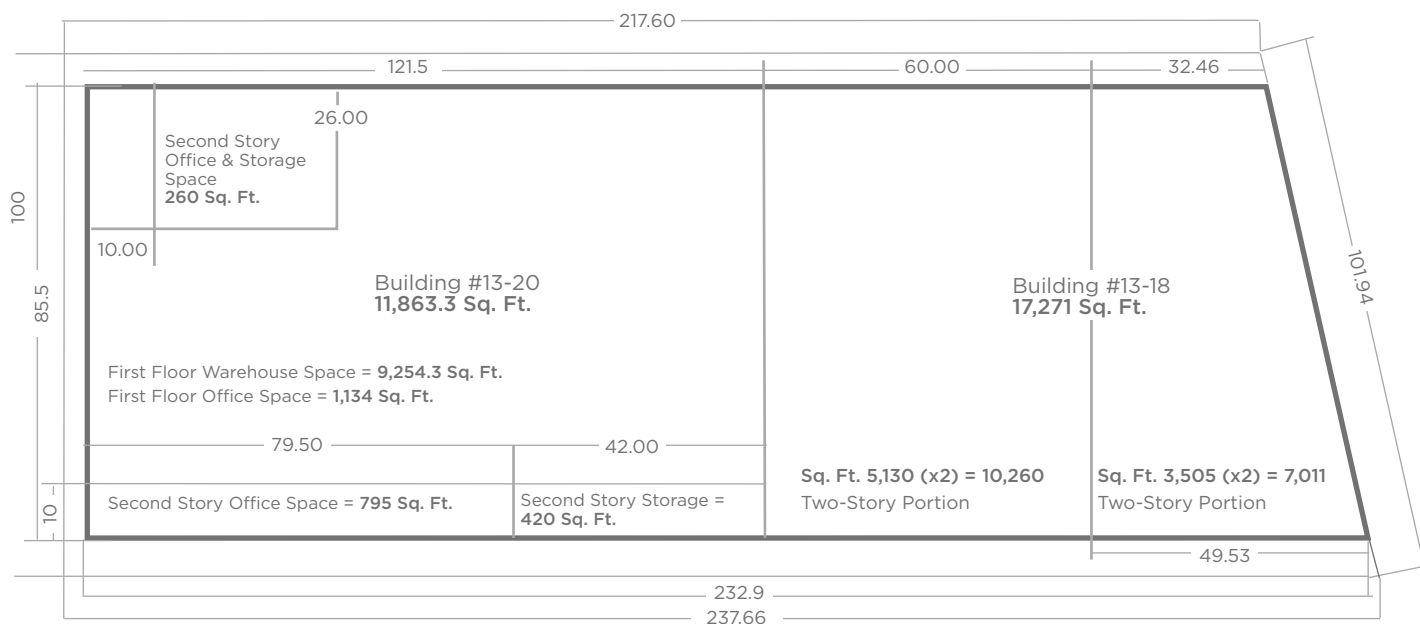
~30,000 SQ. FT. TWO-STORY WAREHOUSE / FLEX BUILDING AVAILABLE



- IDEAL FOR MANUFACTURING, WAREHOUSE STORAGE, CORPORATE HEADQUARTERS
- 238' FEET OF FRONTAGE
- 5 DRIVE-IN GATES

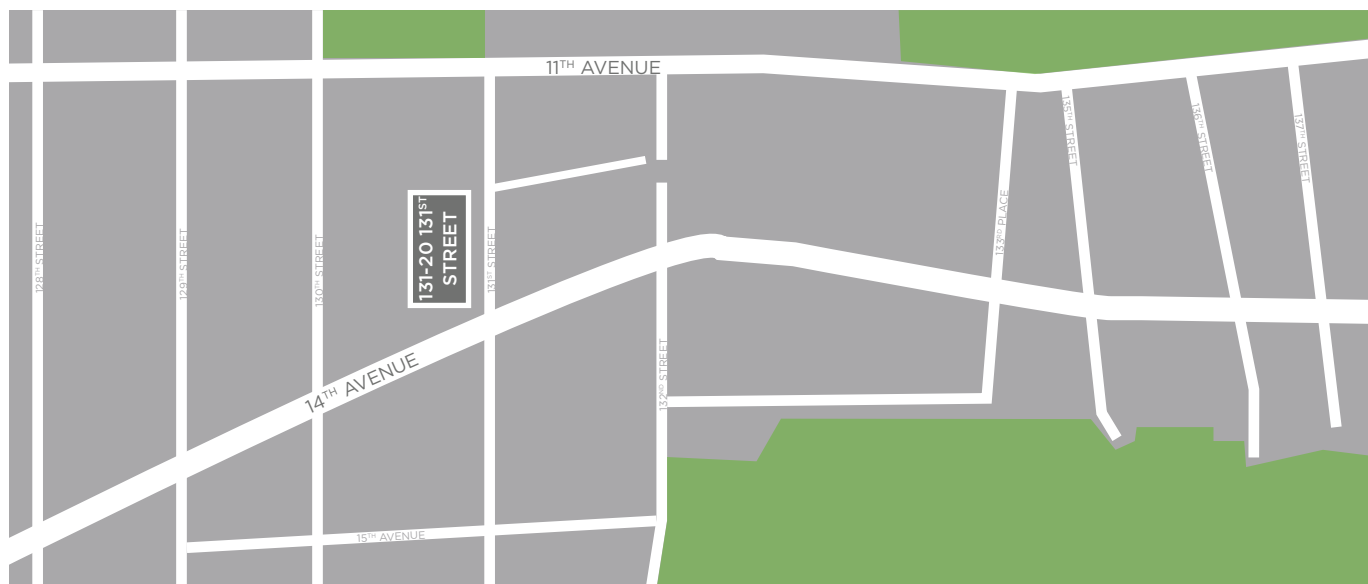
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FLOOR PLAN



131ST STREET

LOCATION MAP



SPACE:

Approximate: 29,134 Sq. Ft.

Possession: Immediately

ASKING RENT: \$20 / SF (NET)

SALE PRICE: UPON REQUEST

HIGHLIGHTS:

- Drive-in Loading Docks: 5
- Air Conditioning: Central A/C
- Heating: Gas
- Electric: 400 Amp
240 volt AC
Three phase
Total 800 amps
- Ceiling Height: 14'
- Electric Fence: Entire property for remote gate access
- Kitchen: Eat-in
- Construction: Fireproof
Brick, concrete, steel
- Roof: Concrete planks
- Zoning: M1-1
- Additional Space: Mezzanine (not included in sq. ft.)

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INTERIOR PHOTOS

SQUARE FOOTAGE BREAKDOWN:

(Approximations)

Warehouse: 26,525 Sq. Ft.

Office: 2,609 Sq. Ft.

ASKING RENT: \$20 / SF (NET)

SALE PRICE: UPON REQUEST

FOR MORE INFORMATION PLEASE CONTACT:

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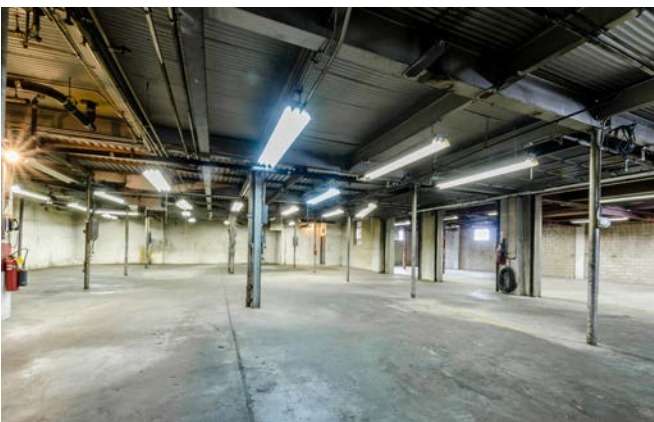
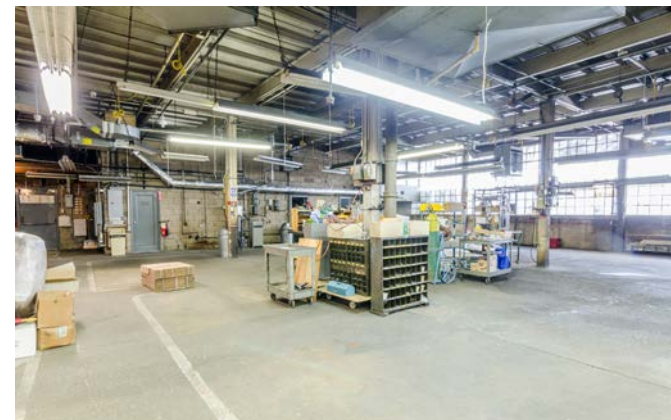
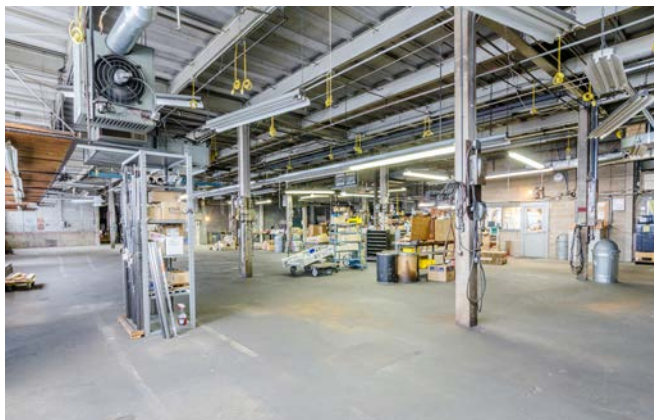
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13-20
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TEAM **PREUSS**
CUSHMAN & WAKEFIELD