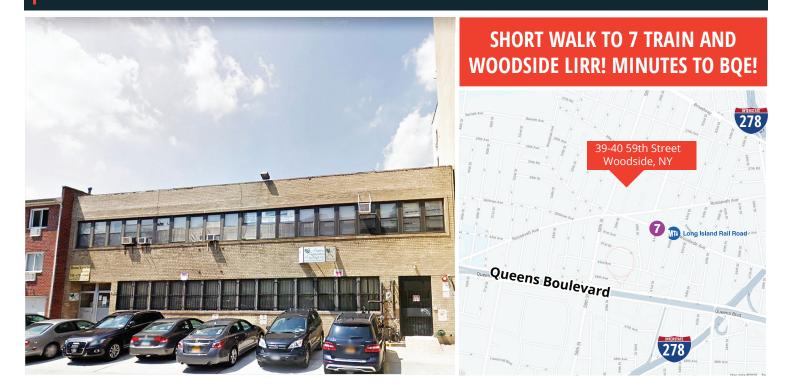
# **FOR SALE OR LEASE: ~10,000 SF WAREHOUSE WITH PARKING!** 39-40 59TH STREET - WOODSIDE, NY



#### **PROPERTY DESCRIPTION**

Greiner-Maltz is pleased to offer for sale or lease a **9,500 SF warehouse with parking for 7 cars**. Walking distance from the 7 train and LIRR in Woodside, NY. The property has 400amps of heavy power and 14 foot ceilings with full sprinkler and full HVAC. Property has a C-of-O for light manufacturing and office use!

#### **FEATURES**

- Parking for 7 cars on site.
- Walking distance to 7 train.
- Available for sale or lease!

#### ACCESS

Close to **7** train and Woodside LIRR Station. Near to Brooklyn- Queens Expressway **778** 

### **EXCLUSIVE AGENT**

LEAH CHEN 646-642-5650 (Cell) lchen@greiner-maltz.com LOT SF8,137 SFEXISTING BUILDING SIZE75 ft x 86 ftEXISTING BUILDING SF9,600 SFCERTIFICATE OF<br/>OCCUPANCY:Light Manf. and Office<br/>Use Group 17ZONINGR-5bMAX EAP2 .00 Comm. Facility

MAX FAR

**BLOCK & LOT** 

LOT SIZE

1.35 Residential

01229 / 030

75 ft x108.5 ft

## GREINER-MALTZ REAL ESTATE

Creating Opportunities Together www.greiner-maltz.com

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.

CHARLES WONG

917-767-6137 (Cell)

cwong@greiner-maltz.com