22,000 SF HIGH-CUBE WAREHOUSE FOR SALE OR LEASE

171-27 STATION ROAD - FLUSHING, NY 11358



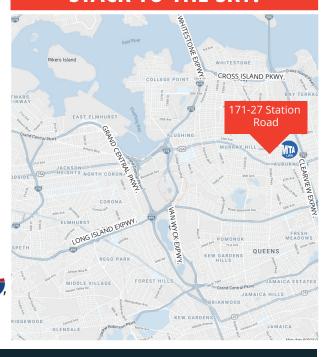
PROPERTY HIGHLIGHTS:

- 19,500 SF GROUND FLOOR WAREHOUSE
 20' AND 30' CEILINGS
- ADDITIONAL 2,500 SF MEZZANINE
- INCLUDES 2,500 HVAC OFFICE PACKAGE
- TWO INTERIOR LOADING DOCKS (50' DEEP)
- GAS HEAT (BLOWER/HVAC)
- FULLY SPRINKLERED
- 1,700 AMP ELECTRICAL SERVICE
- ZONED M1-1
- REAL ESTATE TAXES: \$3.24 PER SQUARE FOOT

ACCESSIBILITY

- 3 BLOCKS FROM NORTHERN BLVD WITH EASY ACCESS TO CLEARVIEW EXPY 295, LONG ISLAND EXPY 495, CROSS ISLAND PKWY, AND GRAND CENTRAL PKWY 609
- 5 BLOCKS TO LIRR PORT WASHINGTON LINE ID

A DISTRIBUTOR'S DREAM STACK TO THE SKY!



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REAL ESTATE

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www.greiner-maltz.com

For More Information Contact Exclusive Agents:

CHARLES WONG

(718) 786-5050 x241

RYAN MALTZ (718) 786-5050 x225 vanmaltz@greiner-maltz.com

cwong@greiner-maltz.com ryanmaltz@greiner-maltz.com

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