

Lease
Industrial
Exclusive Listing

Property Information
19-02 38th Street, Astoria, NY 11105

Min Available SF:	8,600	Sprinklered:	Yes	Office Size:	8,600
Max Available SF:	17,200	Sewers:	Yes	Fuel:	Gas
Gross Building Area:	18,000	Possession:	Immediate	Power:	400
Lease Rate PSF:	\$26.00	Lot Size (Acres):	0.5	Drive Ins:	2
Lease Type:	Industrial Gross	Parking:	15	Ceiling Hgt:	16
		Year Built:	2016		
		Stories:	2		

Brand New 18,000 SF Industrial Building with Class "A" Office Space - 9,000 sf of warehouse with 16' clear ceiling height and 9,000 SF of office space with high end finishes, accessible by elevator. Must See !!!

Fenced in yard. Building is ideal for contractors, high tech co. or distributor.

Close proximity to Grand Central Pkwy, LaGuardia Airport, Triborough (RFK) bridge, Queensboro Bridge, LIE and Midtown Tunnel.

5 min walk from N&Q train, minutes to Astoria's famous restaurant, financial and shopping districts.

Building is in last phase of construction and owner will consider finishing to meet specific tenant requirements.

For Information, please contact: Marko Glavadanovic
Edward Pidgeon

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CBCLI.COM

Coldwell Banker Commercial Island Corporate Services
1601 Veterans Memorial Highway, Ste 420
Islandia, NY 11749

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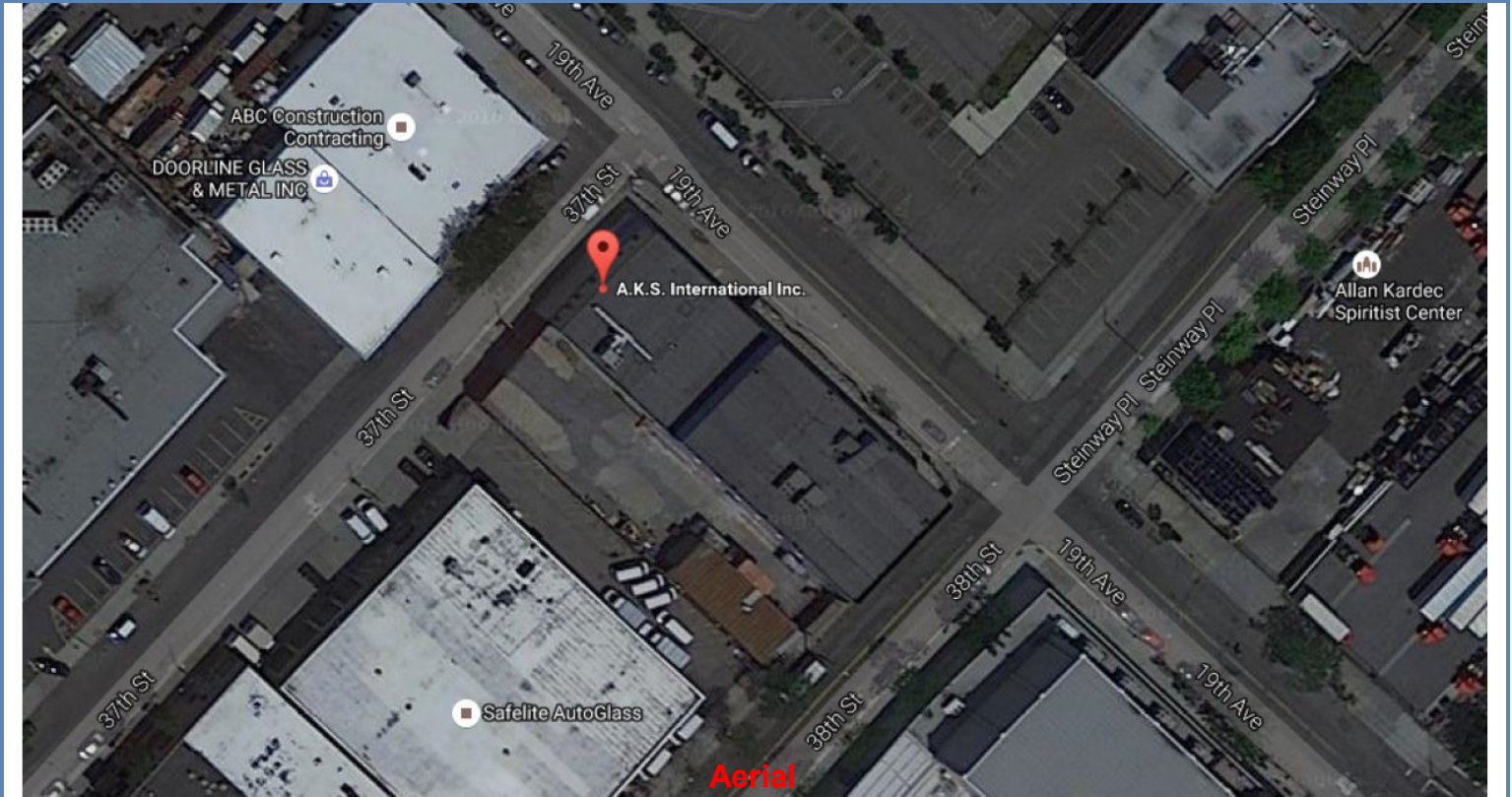
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Alternate Photo



Aerial

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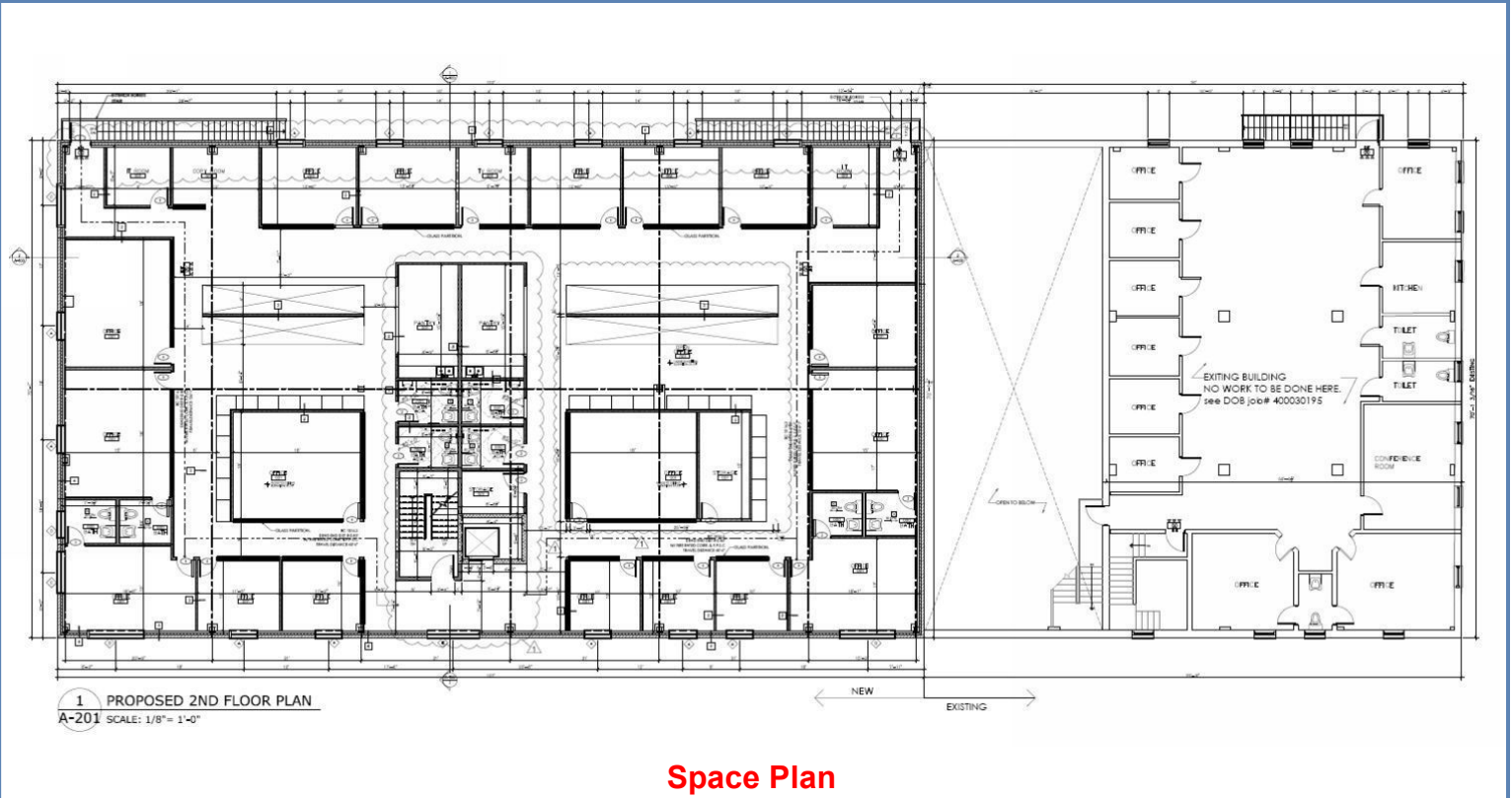
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