

57-07 49th Place, Maspeth, NY 11378



For further information, kindly contact exclusive agents:

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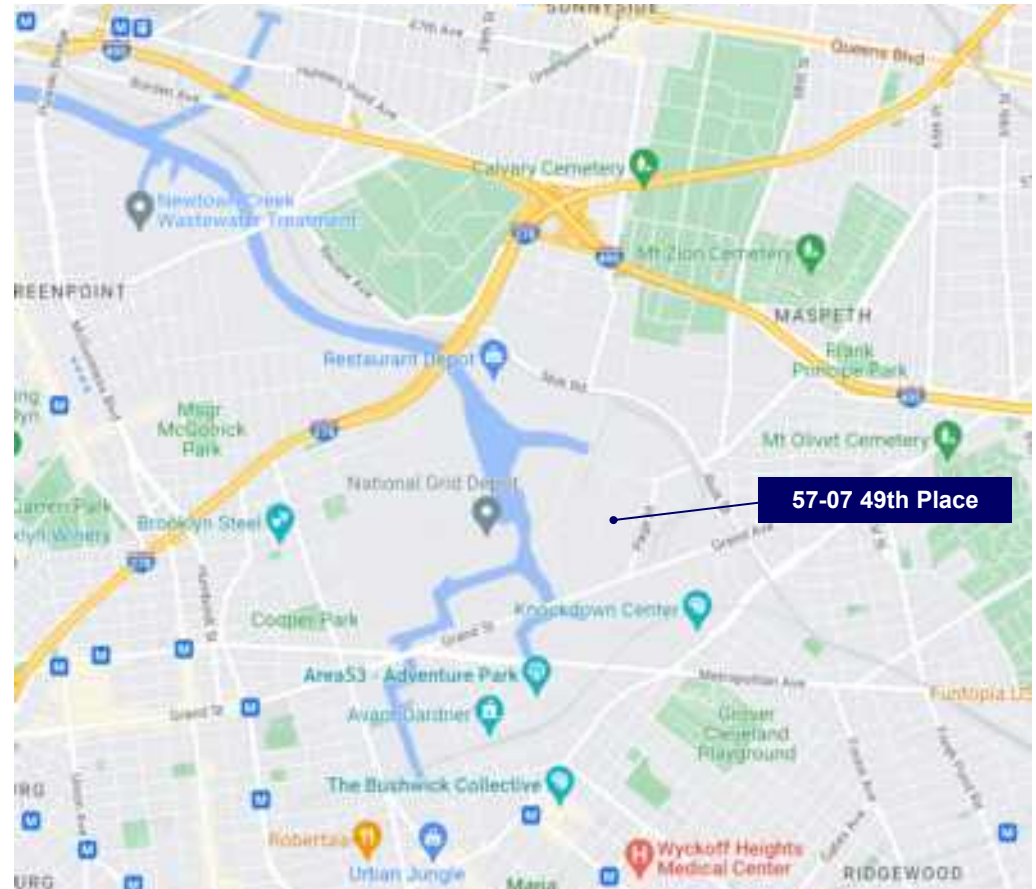
All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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PROPERTY INFO & HIGHLIGHT

Block & Lot	2603 - 68
Lot Size:	26,226± SF (93' x 282')
Building SF:	24,738± SF (93' x 266')
Zoning:	M3-1
Loading:	Three (3) loading docks with 16'8" height
Ceiling Height:	23' under beam
Possession:	To be arranged
Features:	• 1,596± sf freezer and 760± sf cooler • Fully sprinklered • Cubic high ceiling • Shelves and racking systems on premises • 400 amp of power and 3 phase • 5 mins to LIE and BQE • 25 mins to Midtown Manhattan
Lease Price:	Upon Request

LOCATION MAP



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INTERIOR PICTURES



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FREEZER AND COOLER



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