

PRIME FLUSHING PROPERTY | 18,200± SF BUILDING PLUS 15,000± LAND AVAILABLE FOR LEASE

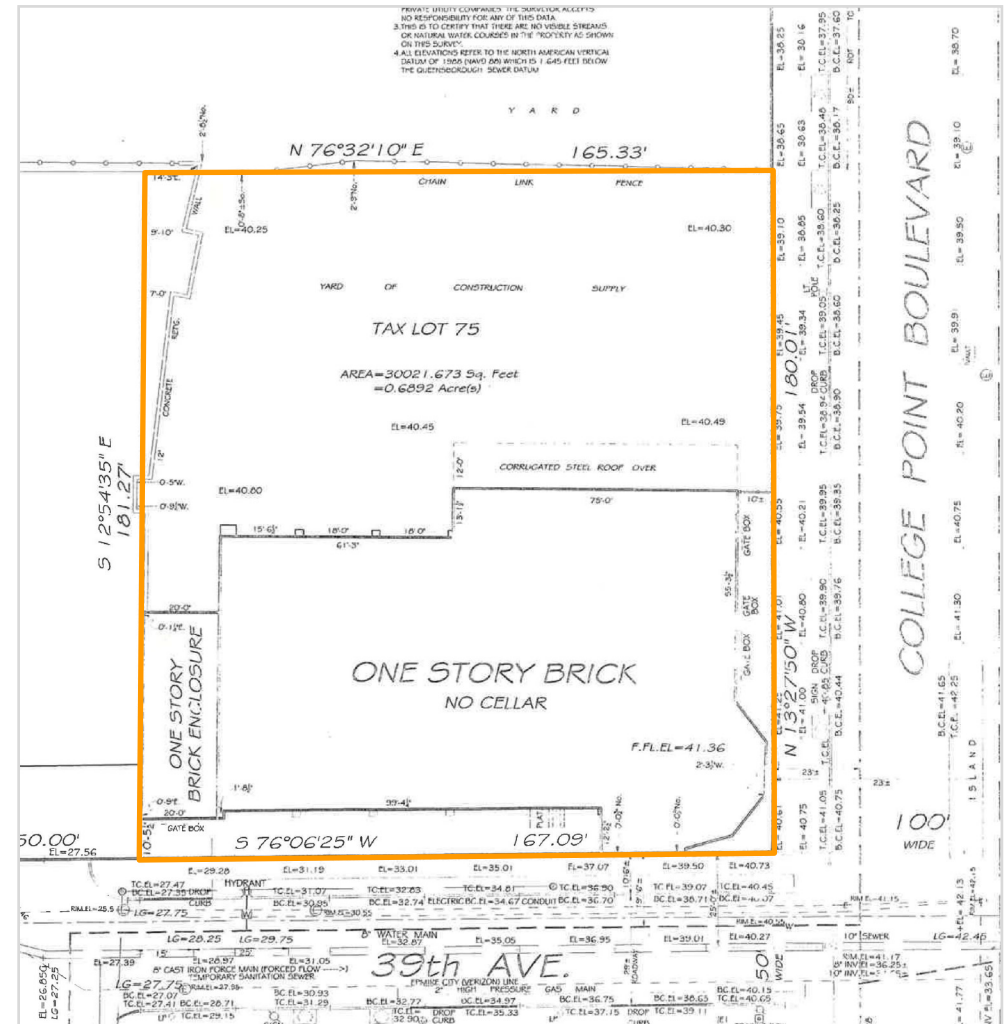
37-52 COLLEGE POINT BOULEVARD

NW CORNER OF 39TH AVENUE AND COLLEGE POINT BOULEVARD



Ideal for Warehouse, Wholesale, Outdoor Storage or Parking

Property Address:	37-52 College Point Boulevard, Flushing, NY 11354		
Location:	NW corner College Point Boulevard and 39th Avenue		
Block, Lot:	4963 / 75		
Lot SF:	181.27 FT. x 165.33 FT.		
Lot Size:	30,183± SF		
Building SF:	Upper Ground Floor	15,200± SF	
	Lower Ground Floor	3,000± SF	
	Total	18,200± SF	
Parking Area:	15,000± SF Fenced Yard Area for Parking/Loading		
Zoning District:	C4-2		
Possession:	Immediate		
Real Estate Taxes	\$134,78 (2022/2023)		
Lease Price:	Upon Request		
Property Features:	• 15,000± SF Fenced Yard Area • 15,200± SF Warehouse on College Point Boulevard • 3,000± SF Warehouse on 39th Avenue • Small Office/Showroom Area • Multiple Overhead Drive-In Doors • 180 FT. Frontage on College Point Boulevard • Close to No. 7 Subway Station • Exceptional Access to Highways and Bridges		

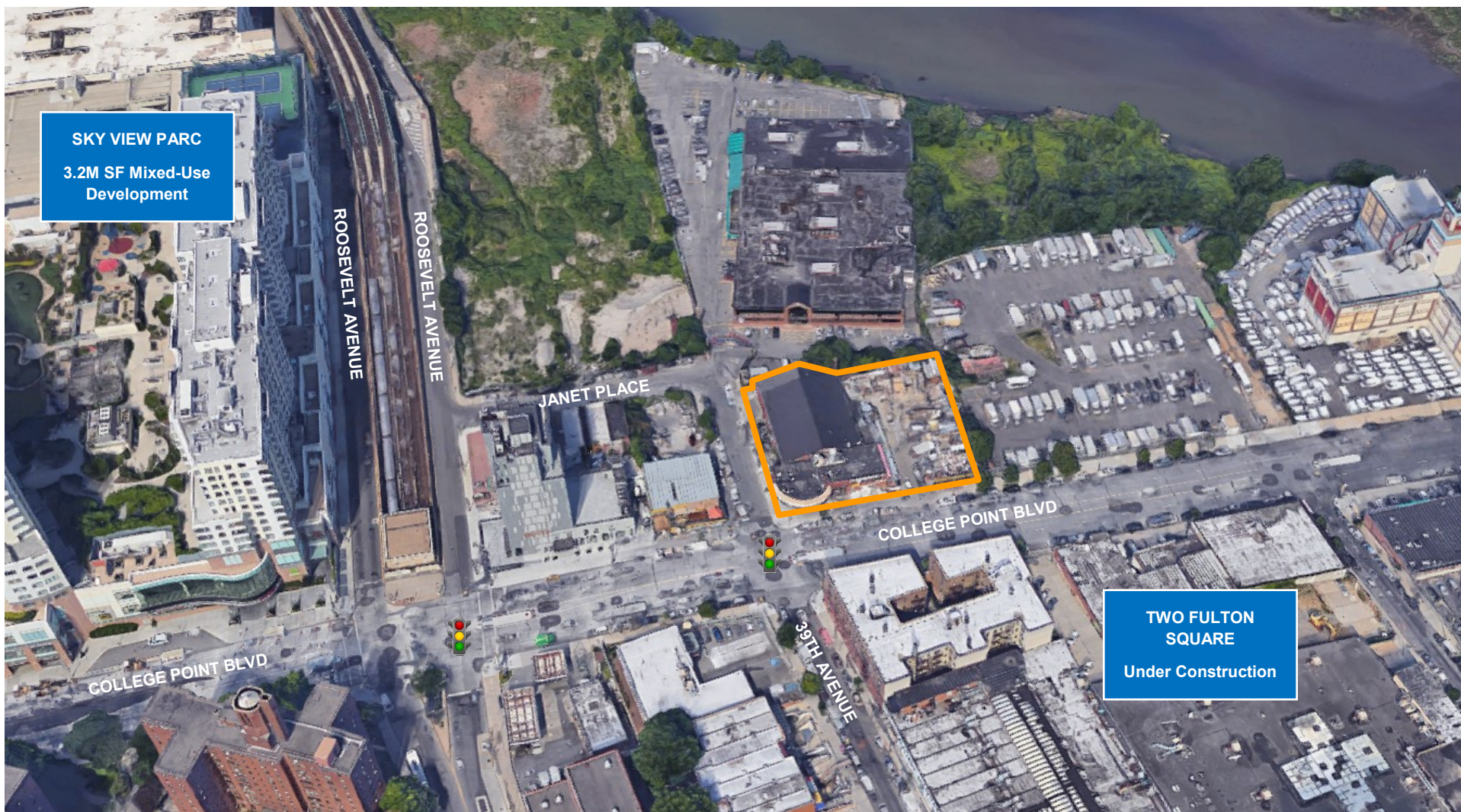


For further information or to schedule a building inspection, kindly contact agents:

DAPHNE ZHOU-CHAN President & COO
daphnec@harvestinternational.net
516.326.8200 Ext. 129

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. All measurements are approximate and should be independently verified. 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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