

For Sale

ASTORIA CORNER WAREHOUSE PACKAGE

2413 46TH STREET & 2426 47TH STREET, ASTORIA, NY 11103

TWO WAREHOUSES ON BROOKLYN-QUEENS EXPRESSWAY
TOTALING 16,270 SF



FEATURES

- TWO CORNER WAREHOUSES WITH 3 STREET FRONTAGES
 - 10,835 SF GROUND FLOOR
 - 5,465 SECOND FLOOR
 - 1,254 SF YARD
- PERFECT OWNER-USER OPPORTUNITY
- HEAVY POWER 4000 AMPS SEPARATELY METERED
- EXCELLENT SIGNAGE
- DAILY TRAFFIC COUNT APPROX. 21,500
- EASY ACCESS TO ALL NYC
- DIRECT ACCESS TO 278 / BROOKLYN QUEENS EXPRESSWAY, GRAND CENTRAL PARKWAY, & RFK BRIDGE

EXCLUSIVE AGENT

MATTHEW MCMULLEN

(718) 786-5050

mmcmullen@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

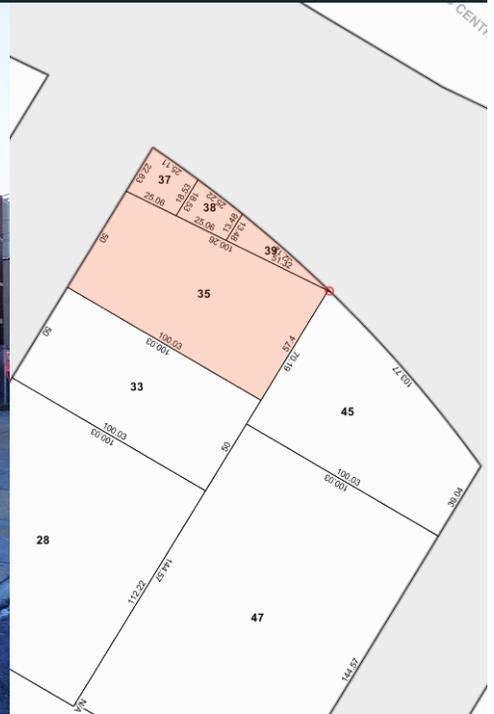
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BLOCK/LOT 732 / 35, 37, 38, 39

BUILDING DIMENSIONS 50 ft x 100 ft

BUILDING SIZE 5,370 SF

LOT DIMENSIONS 50 ft x 100.03 ft irregular

LOT SIZE 6,626 SF

YARD SF 1,254 SF

ZONING M1-1

REAL ESTATE TAXES \$22,495

FEATURES

- Single-Story Warehouse
- 1 Drive-In Door
- 1,254 SF Yard
- Great Traffic Exposure
- Convenient Location to Major Roadways
- Heavy Power

TRANSPORTATION

N W Subway
278 / Brooklyn Queens Expressway
Grand Central Parkway
RFK Bridge

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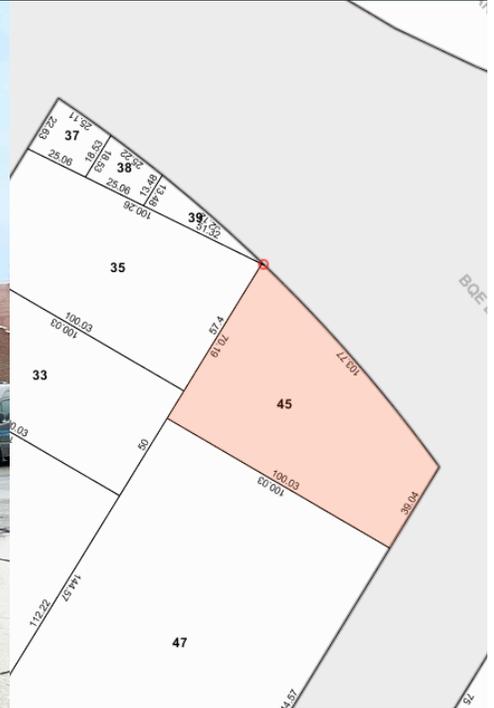
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BLOCK/LOT	732 / 45
BUILDING DIMENSIONS	39 ft x 100 ft
BUILDING SIZE	10,900 SF
LOT DIMENSIONS	39.04 ft x 100.03 ft
LOT SIZE	5,465 SF
ZONING	M1-1
REAL ESTATE TAXES	\$43,873

FEATURES

- Heavy Power - 3000 Amps
- 1 Drive-In Door (13.5 ft)
- 14 ft Ceiling Heights
- Lots of Natural Light
- Sprinklered
- Great Traffic Exposure
- Convenient Location to Major Roadways

TRANSPORTATION

N W Subway
278 / Brooklyn Queens Expressway
Grand Central Parkway
RFK Bridge

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