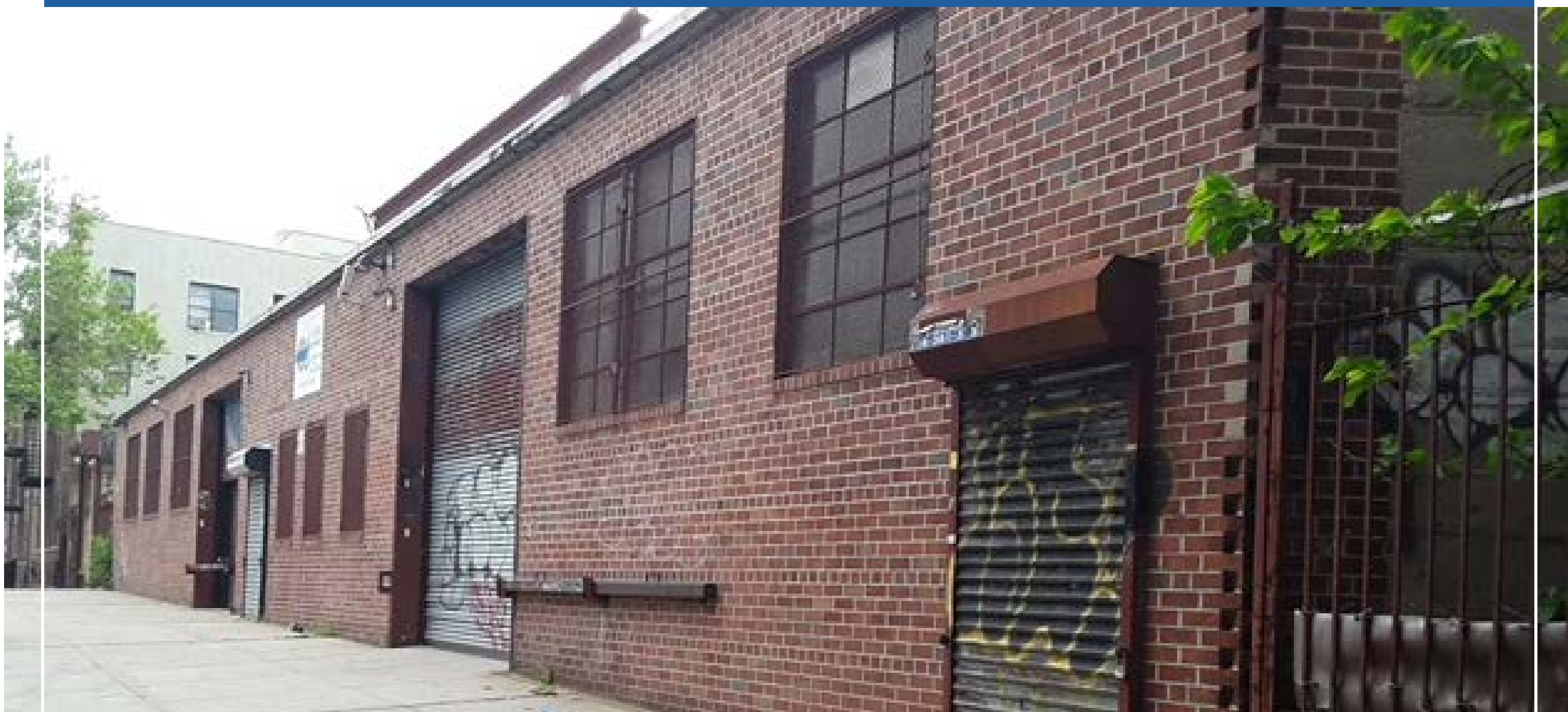


24-32 44 STREET ASTORIA, NY 11103



FOR SALE \$7,500,000

15,000 SQFT ONE STORY FACTORY BUILDING WITH
4000 SQFT YARD - PRIME ASTORIA LOCATION

PROPERTY INFORMATION

Building SqFt	15,000
Paved yard SqFt fenced and gated	4000
Stories	1
Block & Lot	689-37
Zoning	R5
Certificate of Occupancy	Warehouse & Factory

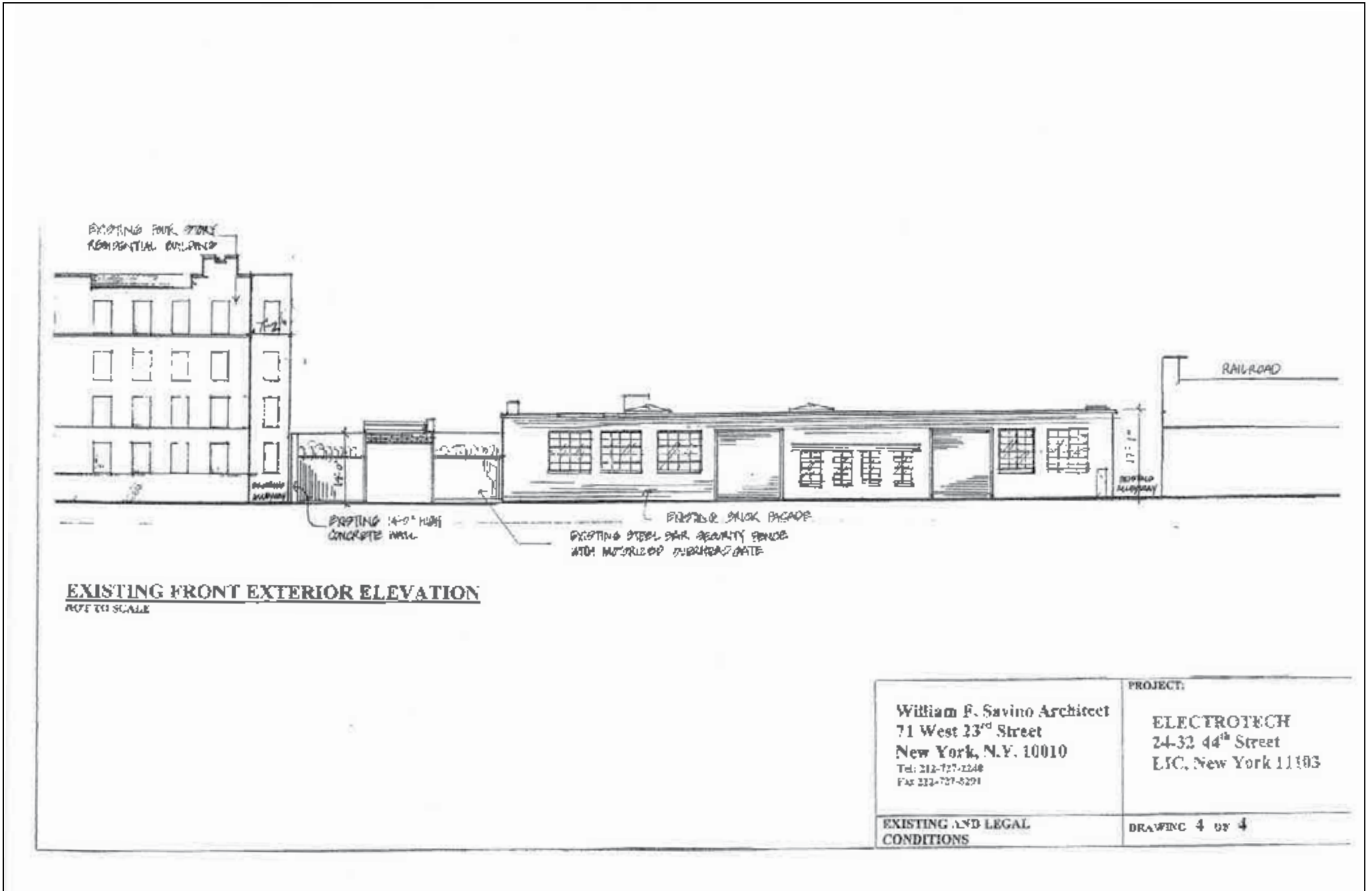
BUILDING FEATURES

Fireproof ceilings	15'
13' high overhead doors to street	2
12' high overhead door to yard	1
Air conditioned offices	3000 SqFt
Three phase electric	1,000 Amps
Floors	Concrete
Heating	Gas

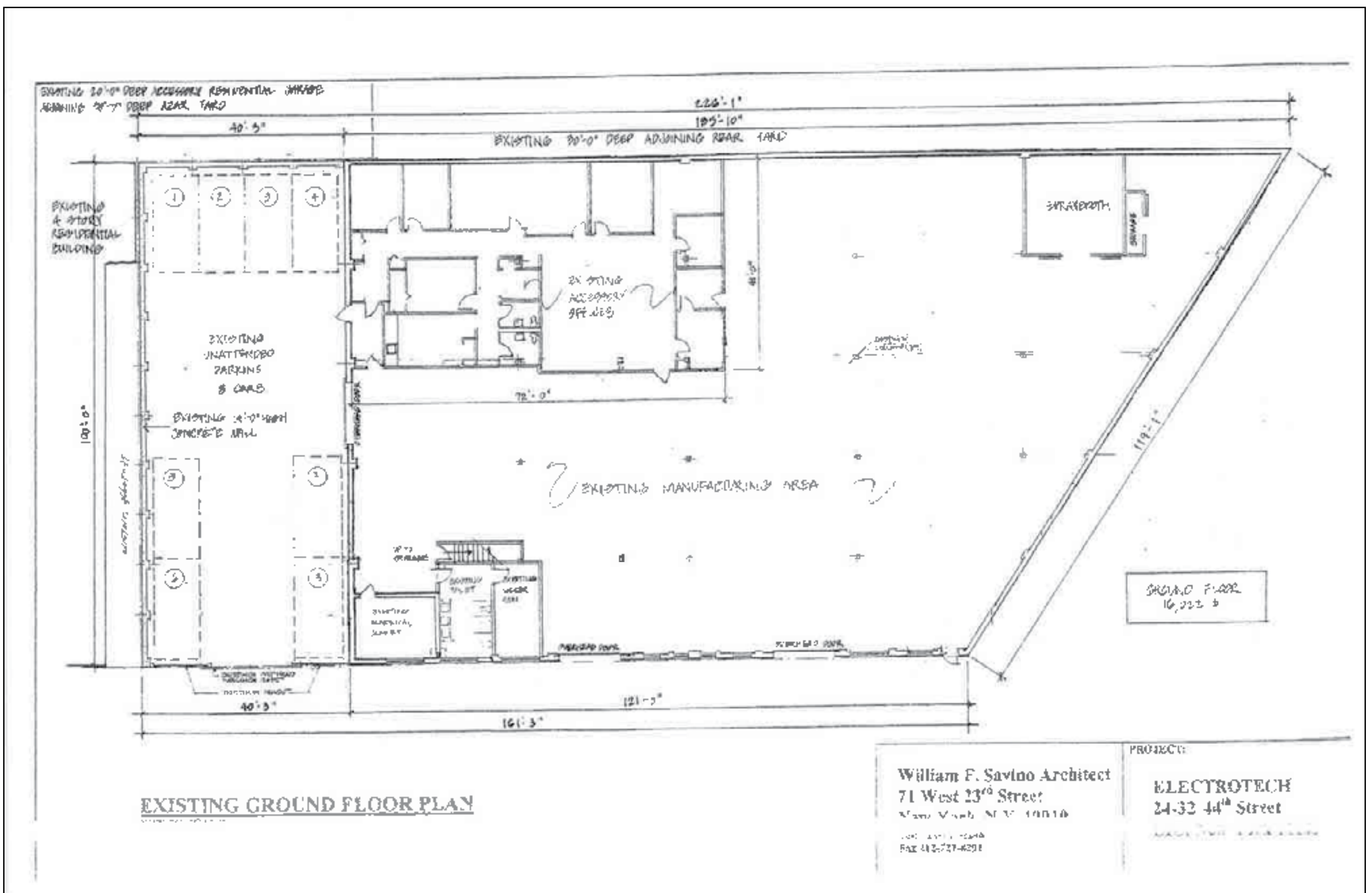
Can be delivered vacant or with a tenant in place. (Rent: \$29, 284.96/month till 7/1/2023)



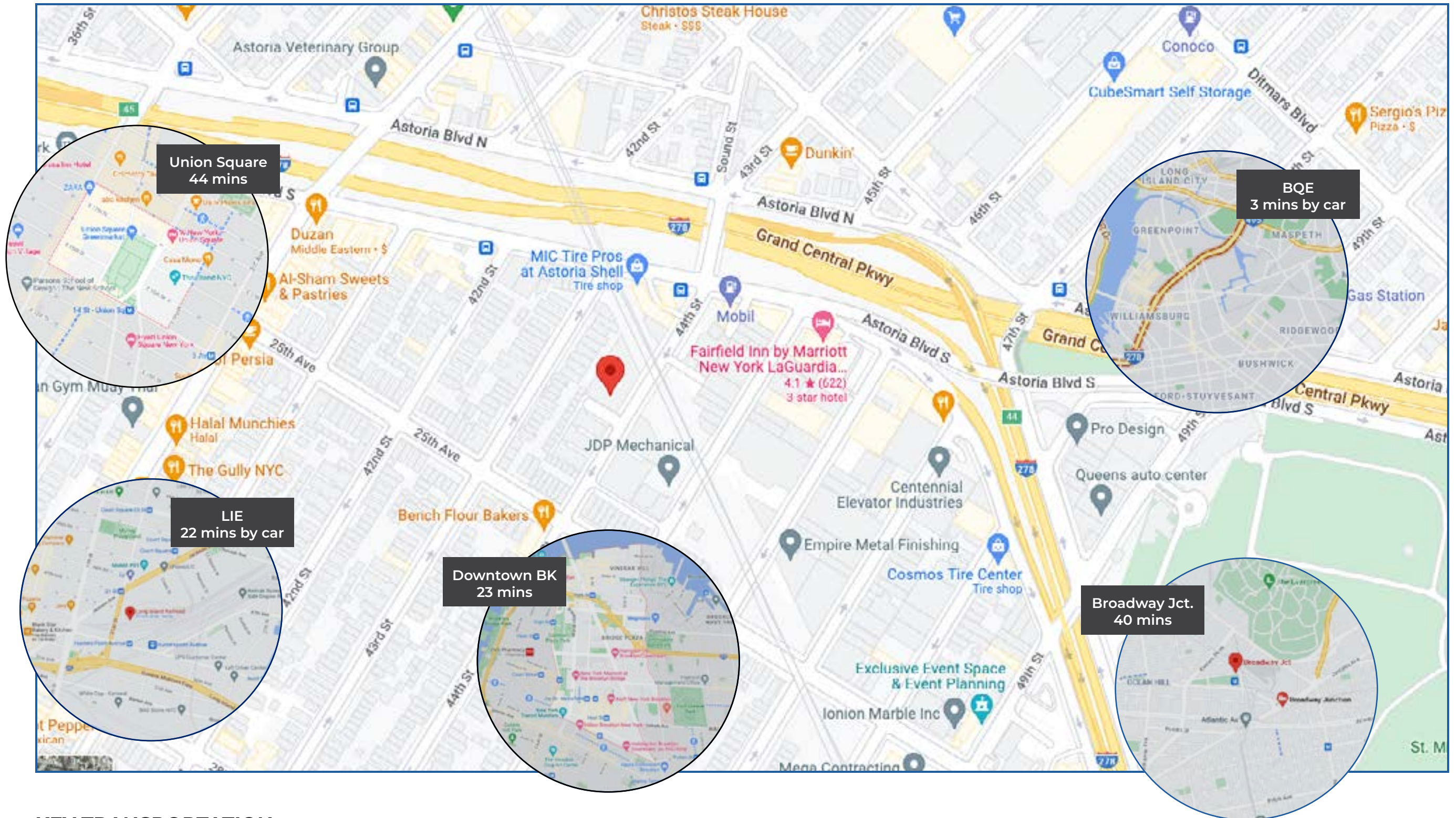
**FLOOR PLAN
OUTSIDE**



**FLOOR PLAN
INSIDE**



TRANSPORTATION BY CAR OR TRAIN

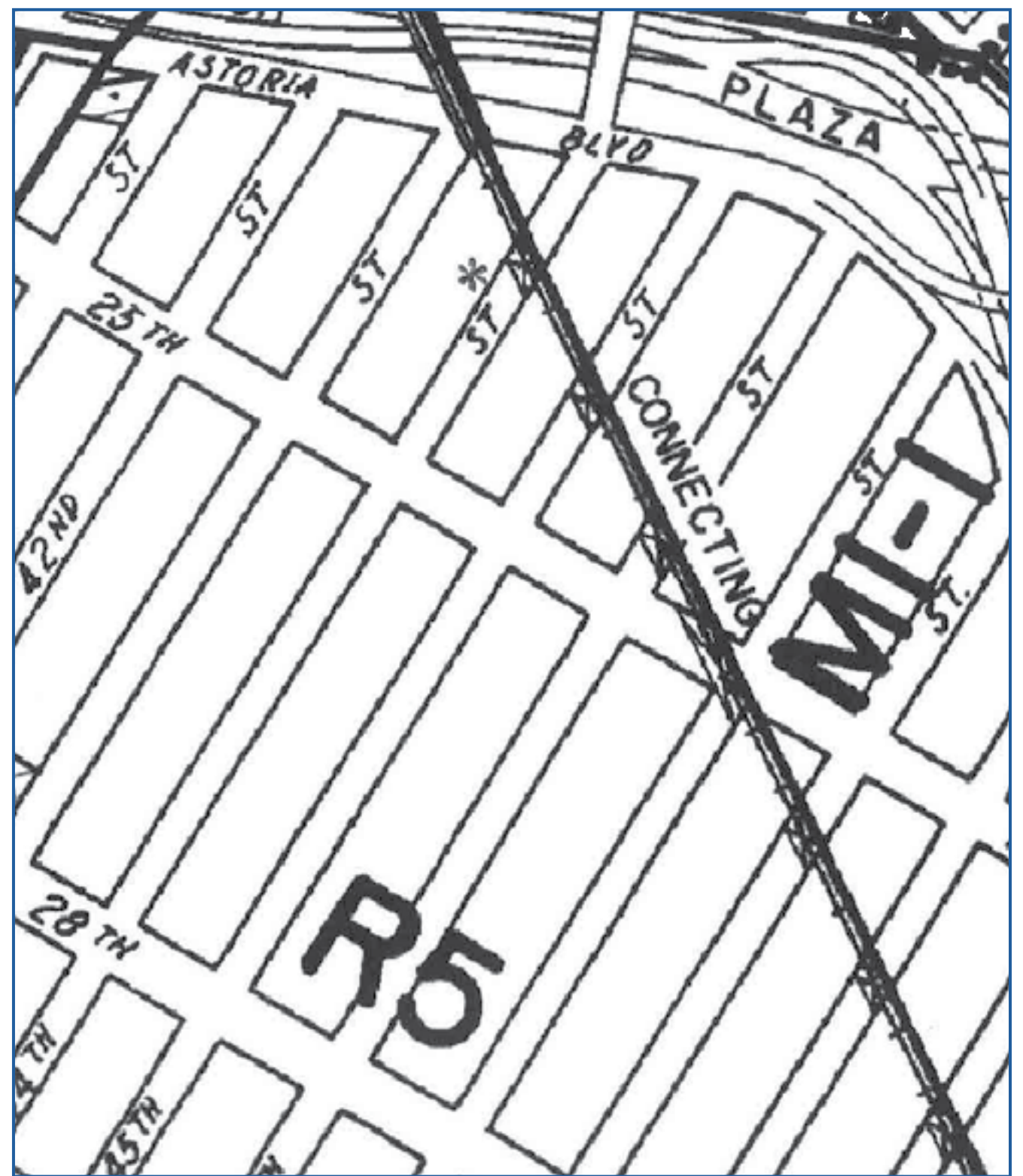
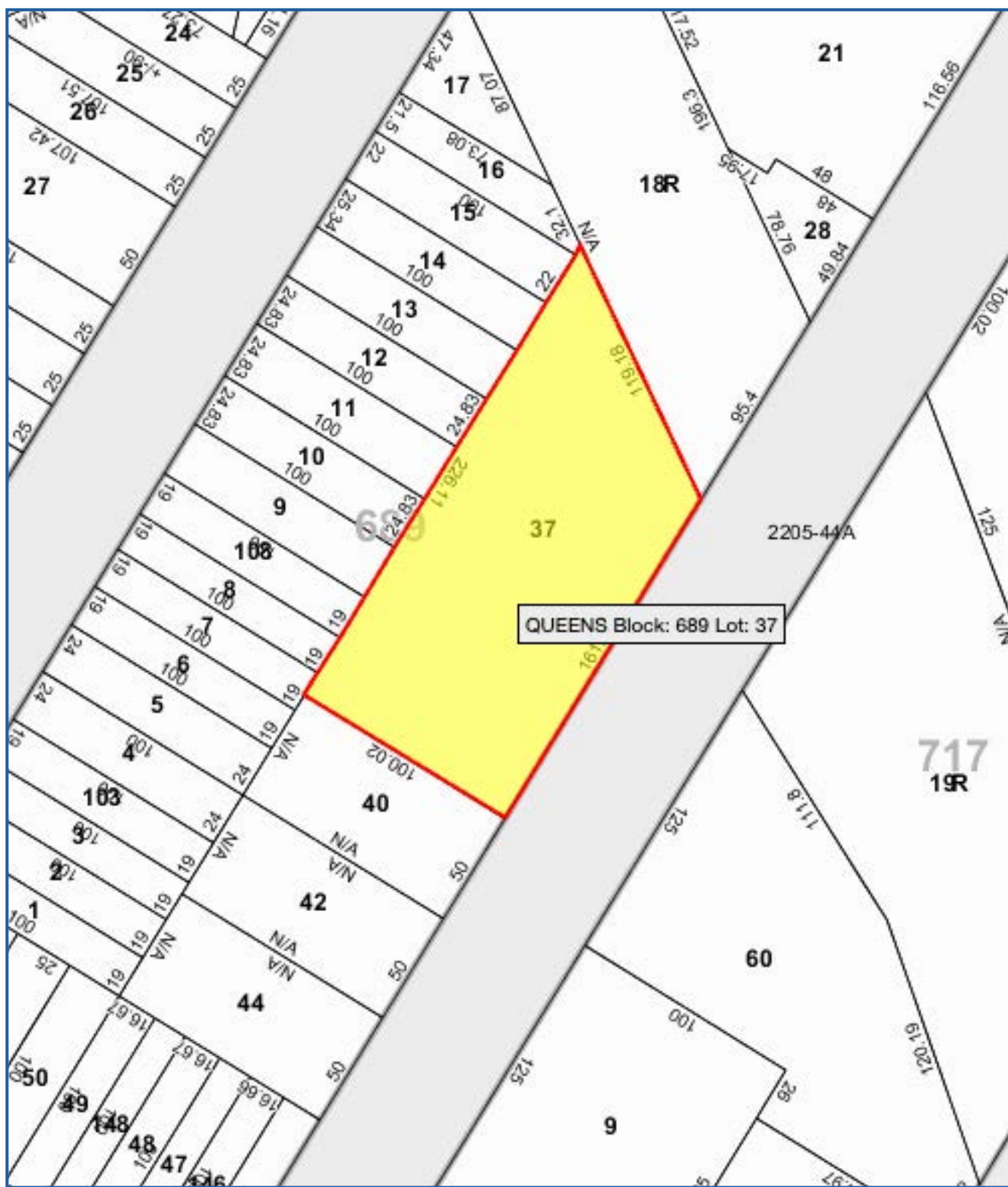


KEY TRANSPORTATION

14 min walk to the Astoria Blvd, which provides access to all corners of Manhattan.

The property is easily accessible by car; Broadway Junction (12.5 miles), Long Island Railway (8.6 miles), Union Square (9 miles), Downtown Brooklyn (8.6 miles), BQE (.6 miles).

PROPERTY TAX MAP



Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.