

FOR SALE

Ideal for Industrial/ R+D/ Office/ Medical

**Brown
Harris
Stevens** **Bold
Honest
Smart**

213-08 99th Avenue, Queens Village, NY 11429



**For Further
Information Contact:**

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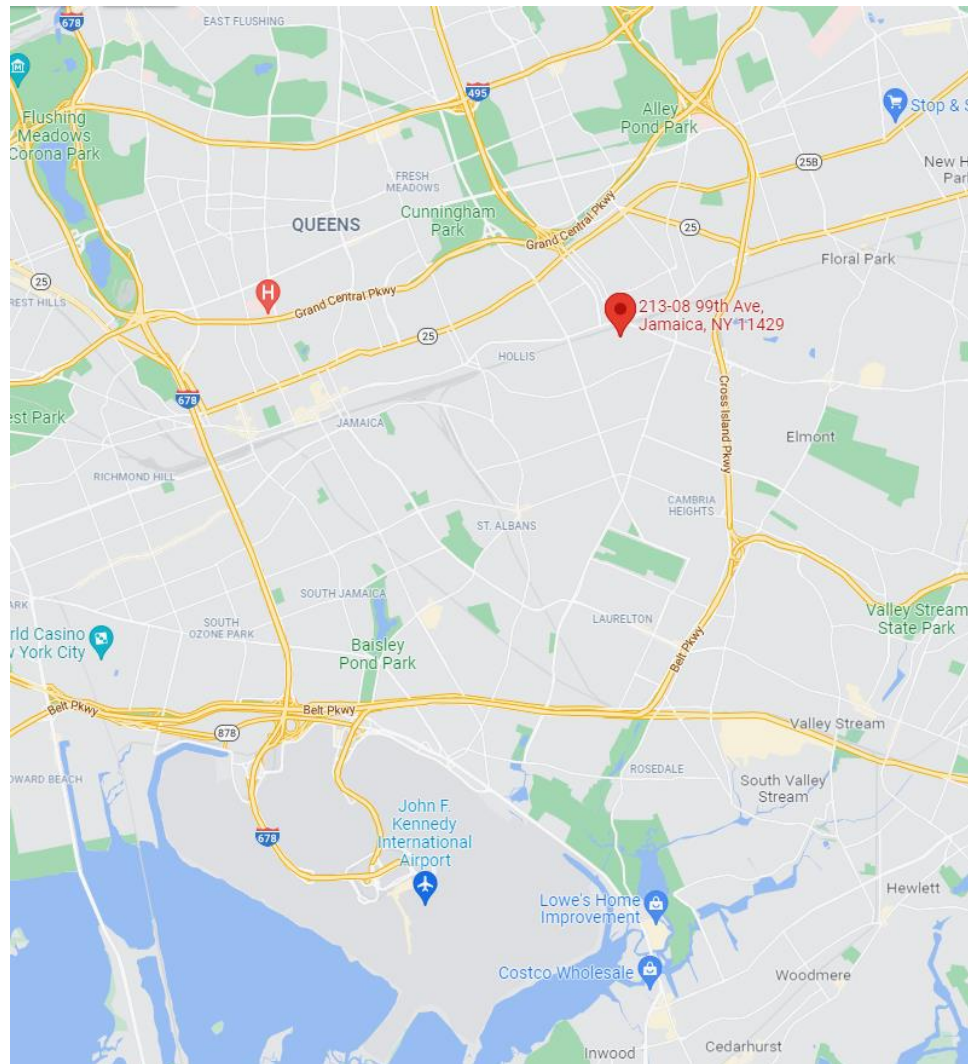
Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

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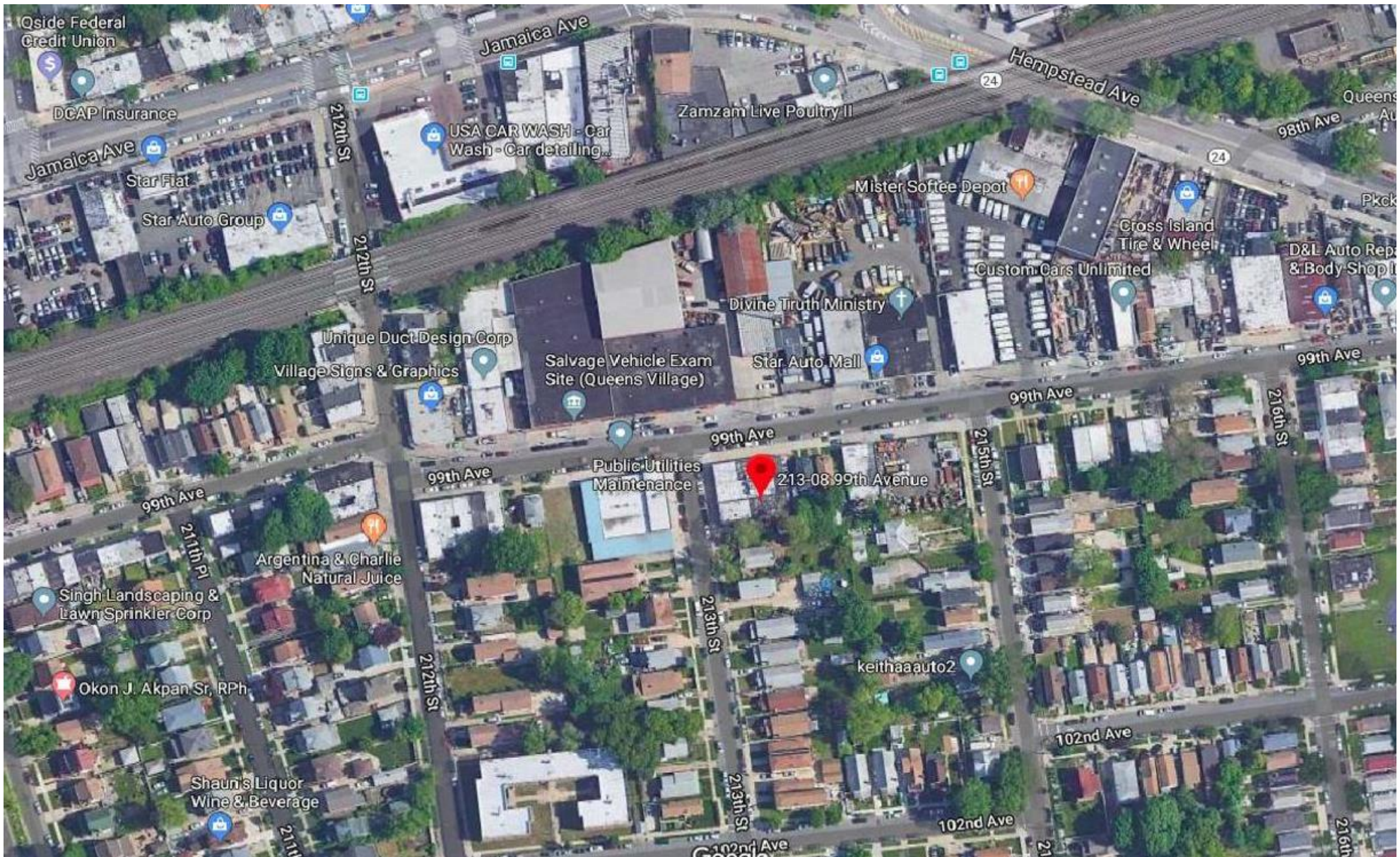
- BUILDING SIZE:** 6,225 SF
• 4,025 ± Finished Space
• 2,200 ± Warehouse
- LOT SIZE:** 100 ft x 100 ft
- ZONING:** R3-2
- DESCRIPTION:**
-Gas heat in warehouse
-Full HVAC in offices
-9' to 12' ceiling height in office
-2 Bathrooms (1 with shower in offices)
1 Bathroom in warehouse
-Gemini alarm system with cameras.
- AMPS:** 600 amps
- CEILING HEIGHT:** 14 Feet
- LOADING:** One Drive In
- PARKING:** Building lot plus street
- PURCHASE PRICE:** Upon Request
- ADDITIONAL COMMENTS:**
- One block off of Jamaica Ave
 - 2 min walk to bus stop
 - Close proximity to JFK
 - Deli/ Grocery one block away



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