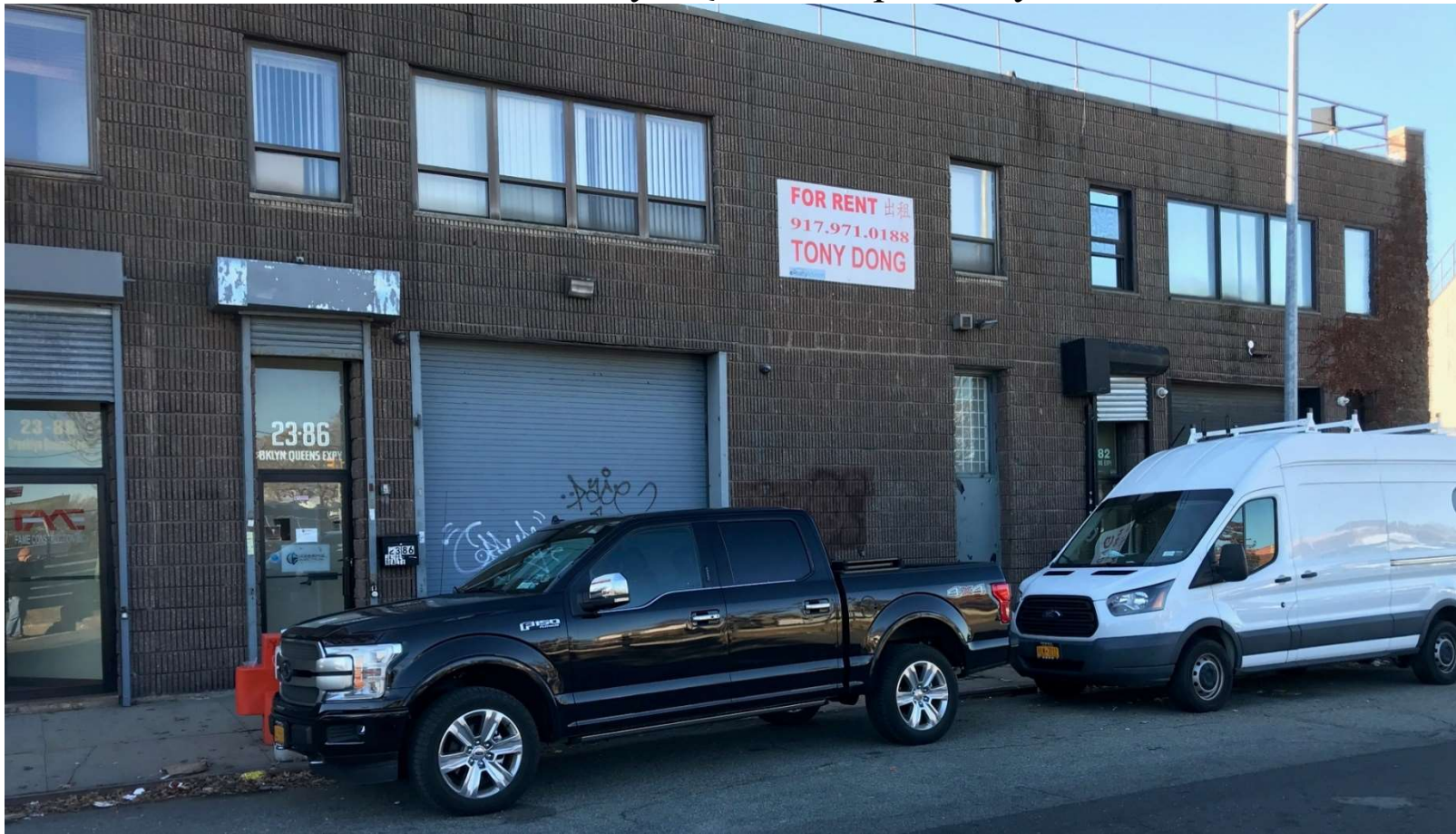


Industrial / Office Space for Lease
2382 Brooklyn Queens Expressway W, Astoria, NY 11103



Property Highlights:

Ground floor 2,580 SF of industrial space features mezzanine, storage racks, tool cage, restroom, drive-in bay; clear ceiling height 12'; heavy power; a monthly rent of \$7,000 includes base property tax.

Ground floor use: zoning M1-1 light manufacturing; perfect for contractor and factory professionals. Due to building permit restrictions, no auto body and repair, no hazardous materials.

Second floor 1,750 SF of furnished office with cubicles, kitchen, restroom and HVAC; clear ceiling height 8'; a monthly rent of \$3,150 includes base property tax.

Second floor use: doctor, physical therapist, dentist, architect, accountant, lawyer, contractor, business professional.

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