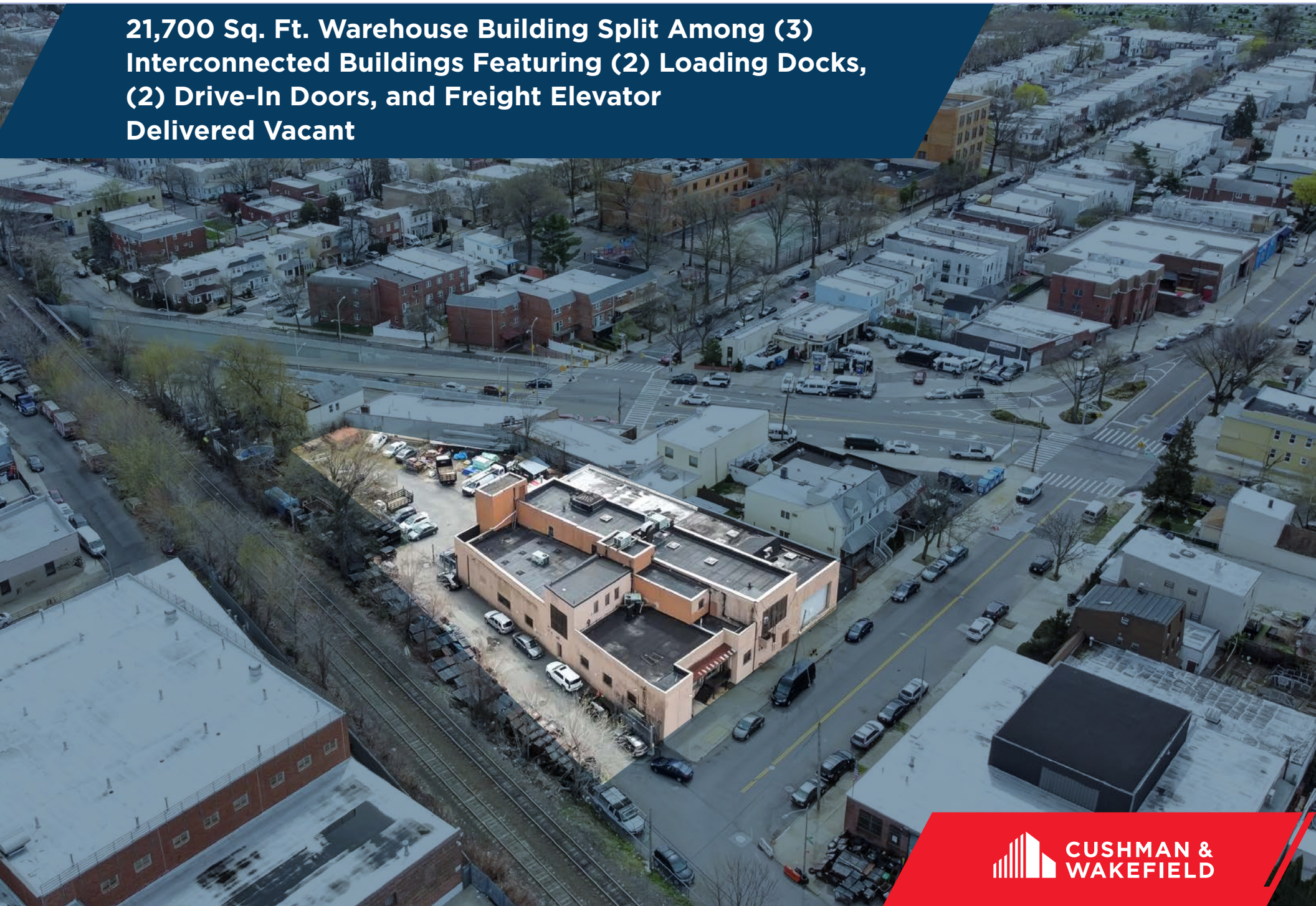


70-09 73rd PLACE GLENDALE, NY

**21,700 Sq. Ft. Warehouse Building Split Among (3)
Interconnected Buildings Featuring (2) Loading Docks,
(2) Drive-In Doors, and Freight Elevator
Delivered Vacant**



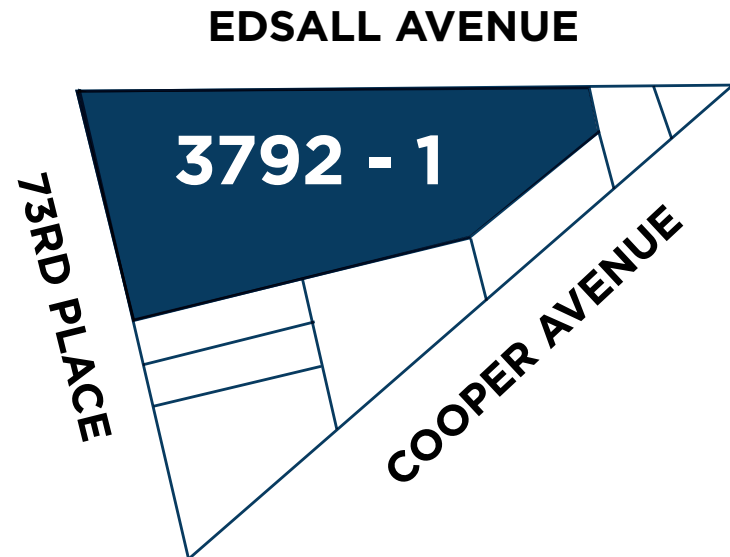
PROPERTY OVERVIEW

BUILDING INFORMATION

ADDRESS:	70-09 73rd PLACE, GLENDALE
LOCATION:	Southeast corner of Edsall Avenue and 73rd Place
BLOCK - LOT:	3792 - 1
LOT SIZE:	292' x 134' (IRREGULAR)
LOT SQ. FT.:	29,940 SQ. FT. (IRREGULAR)
BUILDING SIZE:	110' x 145'
BUILDING SQ. FT.:	± 21,700 SQ. FT.
BUILDING FOOTPRINT:	± 13,500 SQ. FT.
BUILDING CLASS:	(F4)
STORIES:	2.0
COMMERCIAL UNITS:	5.0
DRIVE-IN DOORS:	2.0
LOADING DOCKS:	2.0
ZONING:	M1-1
MANUFACTURING F.A.R.:	1.0
MANUFACTURING BUILDABLE SQ. FT.:	29,940 BUILDABLE SQ. FT.
NYC TAX ASSESSMENT:	\$537,300
NYC TAXES:	\$57,787

PROPERTY HIGHLIGHTS:

- (3) INTERCONNECTED WAREHOUSE BUILDINGS WHICH COULD ACCOMMODATE MULTIPLE TENANTS + USER OR SINGLE USER FOR THE ENTIRE BUILDING, OR AS AN INVESTMENT PROPERTY
- 17,000 SQ. FT. DEDICATED FENCED IN LOT FOR PARKING/ TRUCK LOADING/UNLOADING + STORAGE
- NUMEROUS DRIVE-IN/TAIL DOCKS/OVERHEAD DOORS THROUGHOUT THE PROPERTY
- SHARED FREIGHT ELEVATOR
- BUILDING CLASS (F4)
- CERTIFICATE OF OCCUPANCY FOR MANUFACTURING/ STORAGE/OFFICES
- IN CLOSE PROXIMITY TO WOODHAVEN BOULEVARD, JACKIE ROBINSON PARKWAY, LONG ISLAND EXPRESSWAY, VAN WYCK EXPRESSWAY, JFK & LAGUARDIA AIRPORTS
- DELIVERED VACANT



UNIT LAYOUT



PARKING

**PRIVATE
DRIVEWAY**

**STORAGE /
LOADING
ACCESS**

UNIT #1

UNIT #2

UNIT #3

UNIT INFORMATION



UNIT #1 SPECIFICS:

- OFFICE SPACE WITH MEZZANINE TOTALING APPROX. \pm 5,500 SQ. FT.
- GAS HVAC FOR HEATING & COOLING
- METICULOUSLY MAINTAINED
- PRIVATE OFFICES
- BULLPEN AREA
- CONFERENCE ROOM



UNIT #2 SPECIFICS:

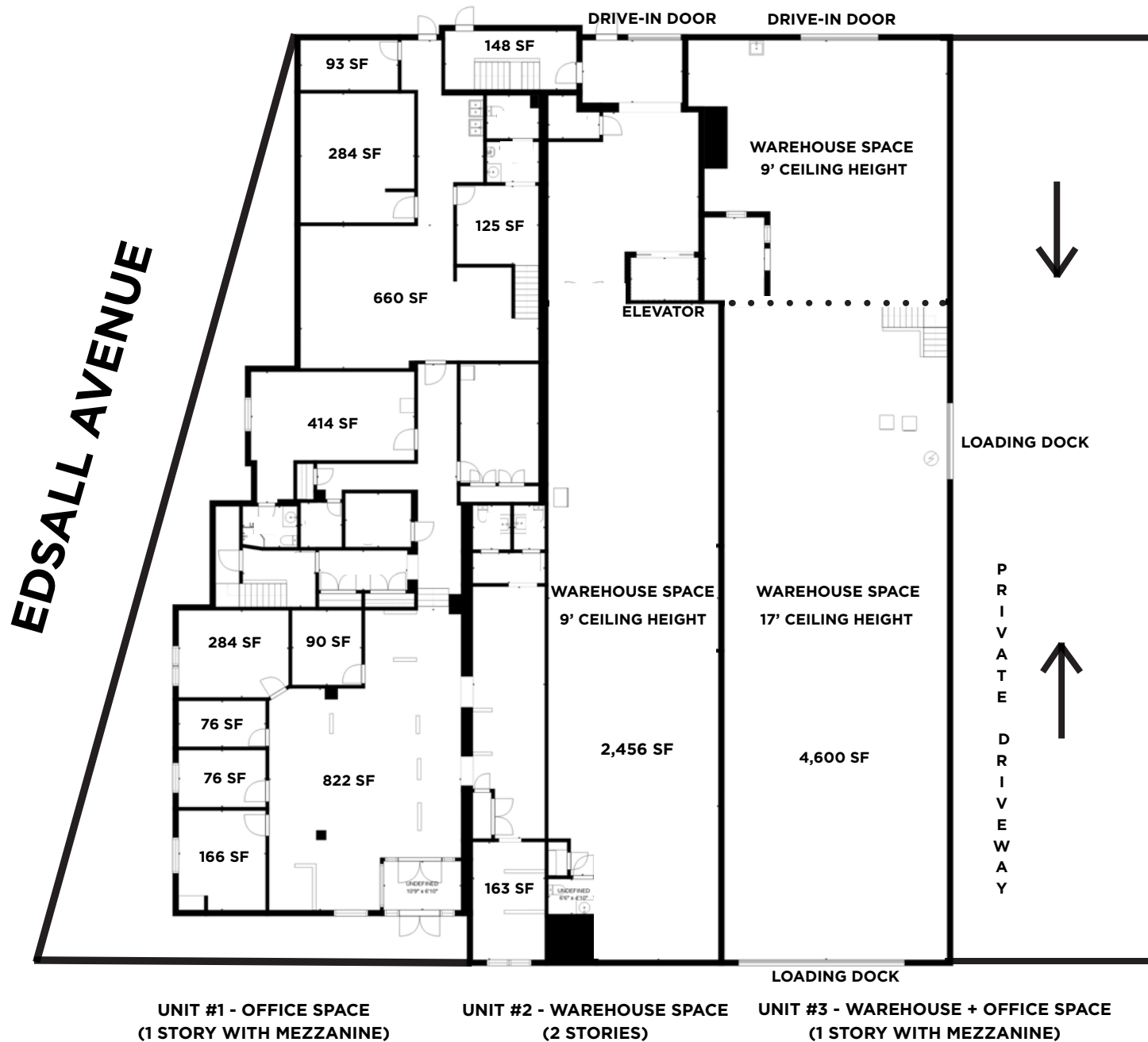
- 2-STORY WAREHOUSE SPACE
- 9' CEILING HEIGHT LOWER LEVEL
- 9' CEILING HEIGHT FIRST FLOOR
- 17' CEILING HEIGHT ON SECOND FLOOR
- \pm 2,500 SQ. FT. LOWER LEVEL SPACE WITH ACCESS FROM FRONT AND BACK OF BUILDING
- \pm 2,500 SQ. FT. FIRST FLOOR WAREHOUSE SPACE
- \pm 2,500 SQ. FT. SECOND FLOOR WAREHOUSE SPACE
- GAS HVAC FOR HEATING & COOLING
- DRIVE-IN DOOR AT REAR OF BUILDING
- FREIGHT ELEVATOR ACCESS FROM LOWER LEVEL TO SECOND FLOOR



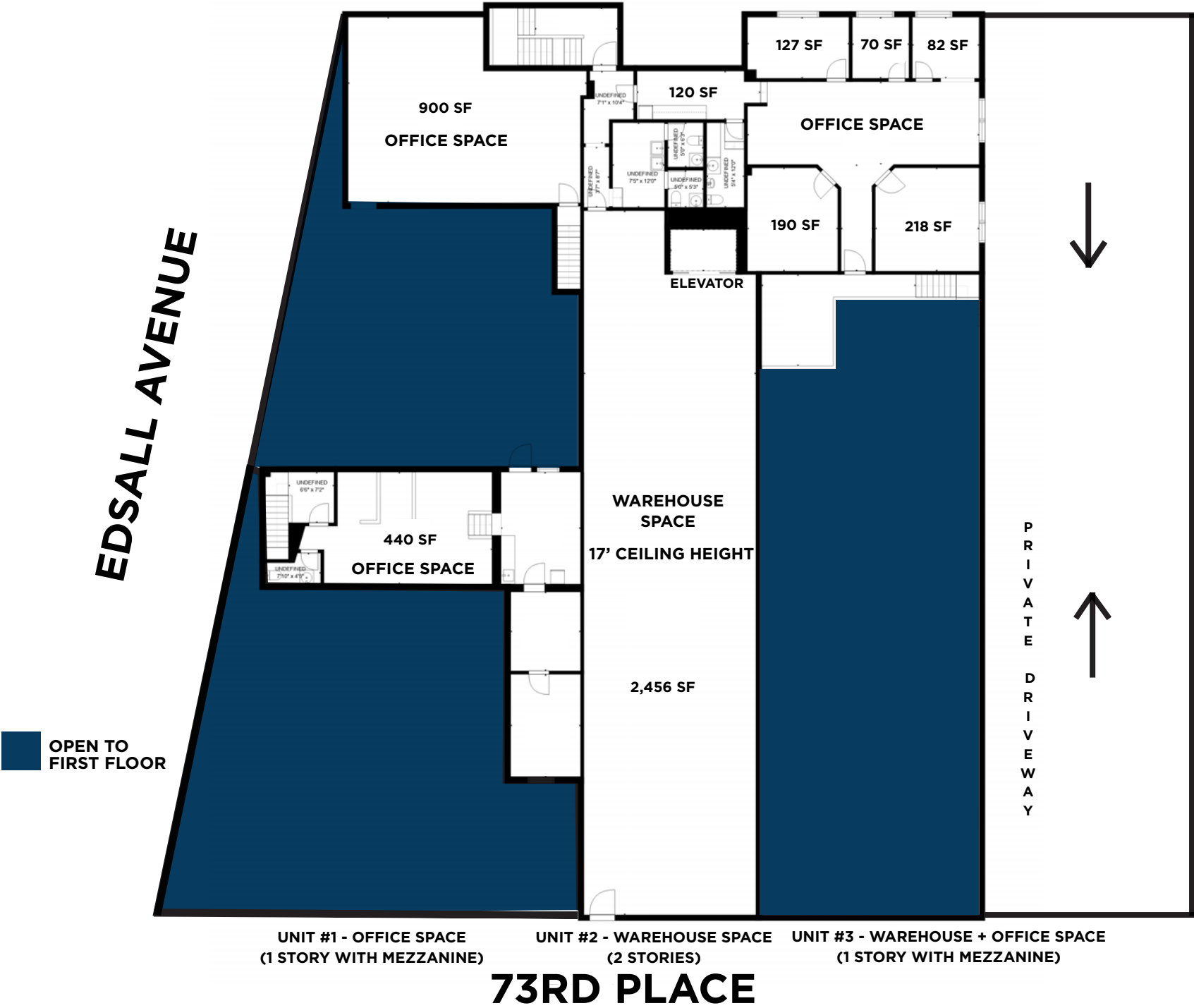
UNIT #3 SPECIFICS:

- 2-STORY WAREHOUSE AND OFFICE SPACE
- 17' CEILING HEIGHT IN WAREHOUSE
- \pm 4,600 SQ. FT. WAREHOUSE SPACE
- \pm 2,000 SQ. FT. OFFICE SPACE
- FRONT TAIL LOADING DOCK & REAR DRIVE-IN DOOR
- SIDE LOADING DOCK WITH ACCESS FROM FRONT & REAR PRIVATE DRIVEWAY
- HVAC UNIT ON ROOF FOR COOLING
- GAS FIRED HOT WATER BASEBOARD FOR HEATING
- HIGH END OFFICE FINISHES
- (5) PRIVATE OFFICES

FIRST FLOOR PLAN

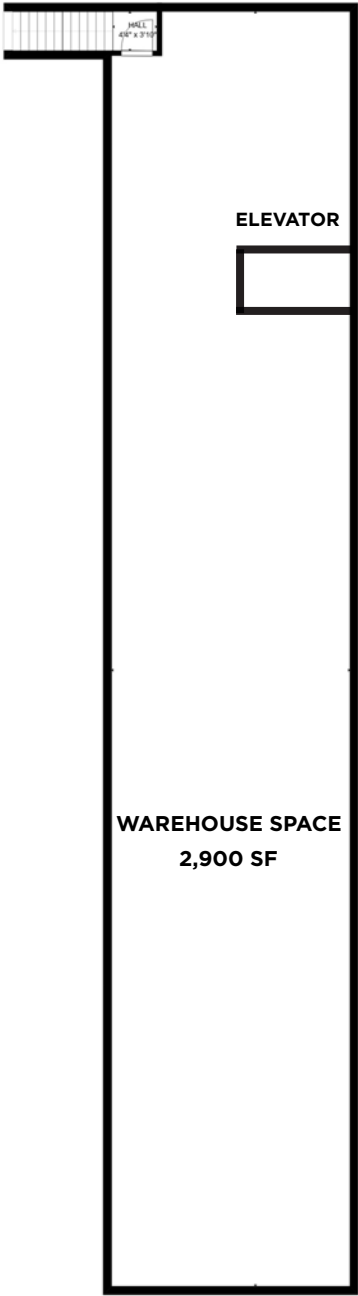


SECOND FLOOR PLAN



LOWER LEVEL FLOOR PLAN

EDSALL AVENUE



73RD PLACE

EXTERIOR PHOTOS



(EXTERIOR REAR)



(EXTERIOR REAR)

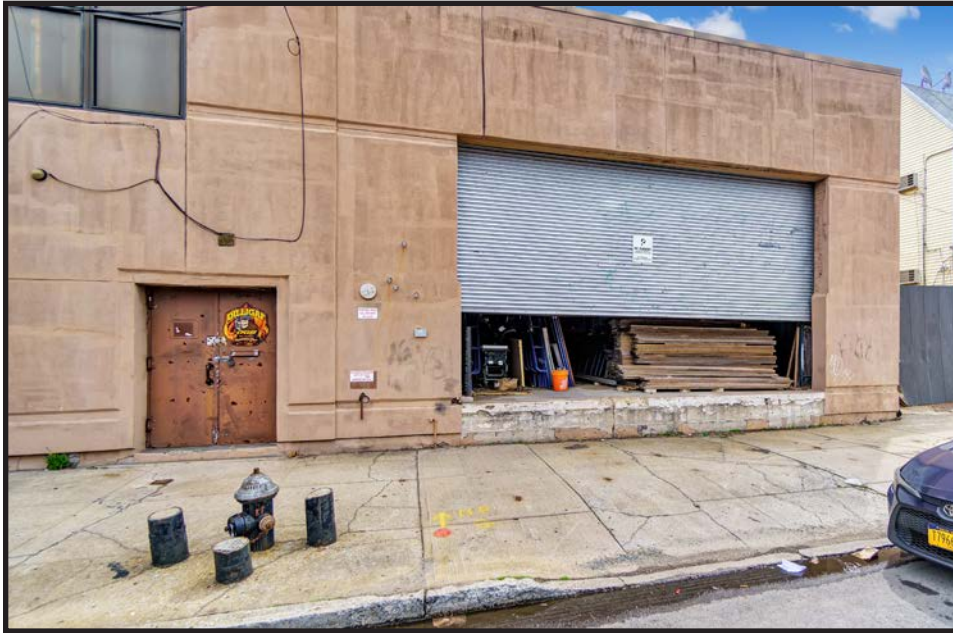


(EXTERIOR FRONT)

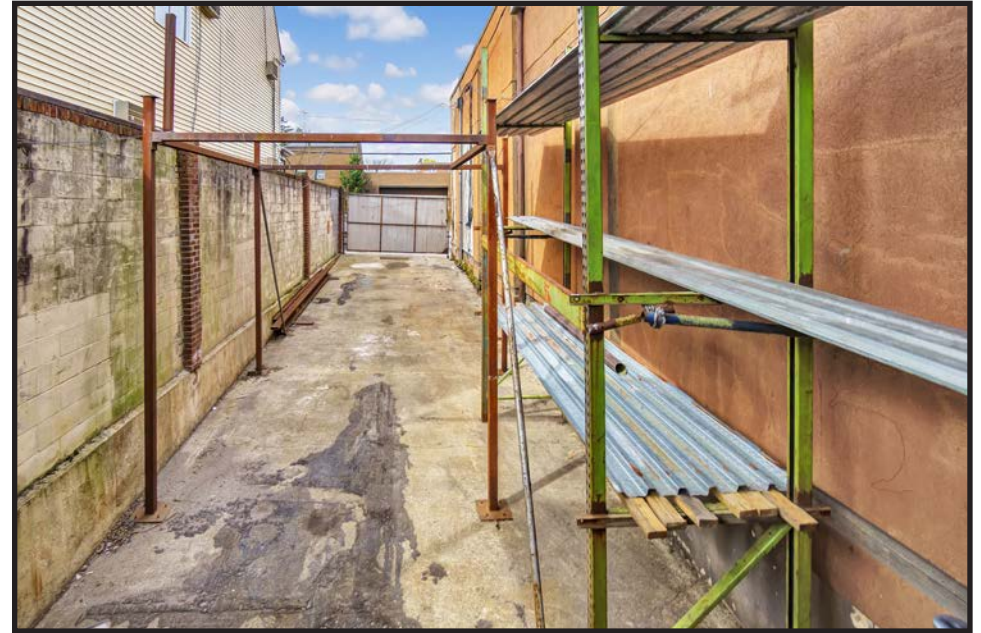


(EXTERIOR AERIAL)

EXTERIOR PHOTOS



(LOADING DOCK)



(STORAGE/ACCESS TO LOADING DOCK)



(PRIVATE DRIVEWAY)



(OUTSIDE STORAGE)

UNIT #1 - OFFICE SPACE



UNIT #2 - WAREHOUSE SPACE (CENTER)



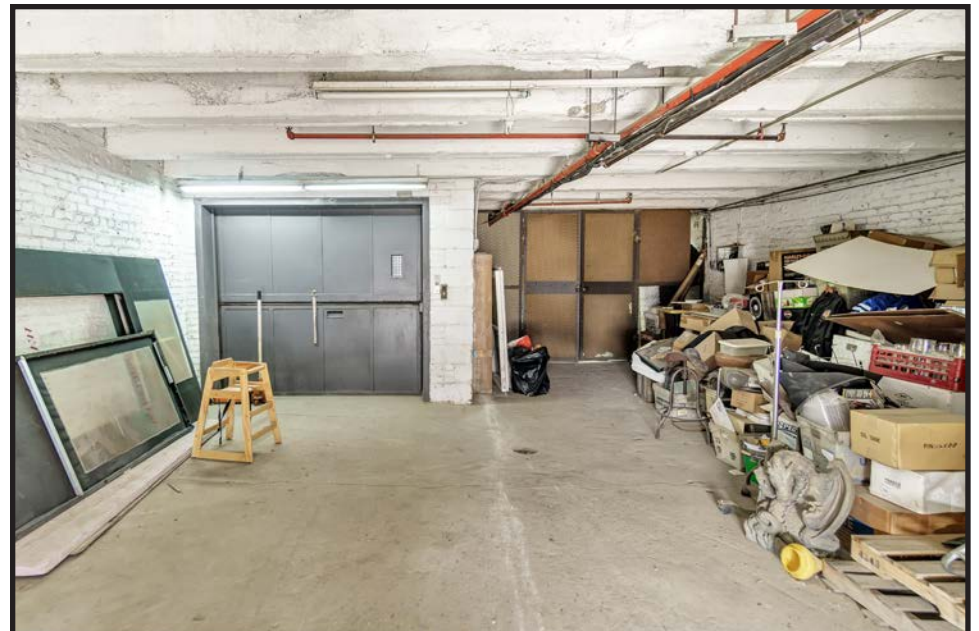
(FIRST FLOOR)



(FIRST FLOOR)



(SECOND FLOOR)

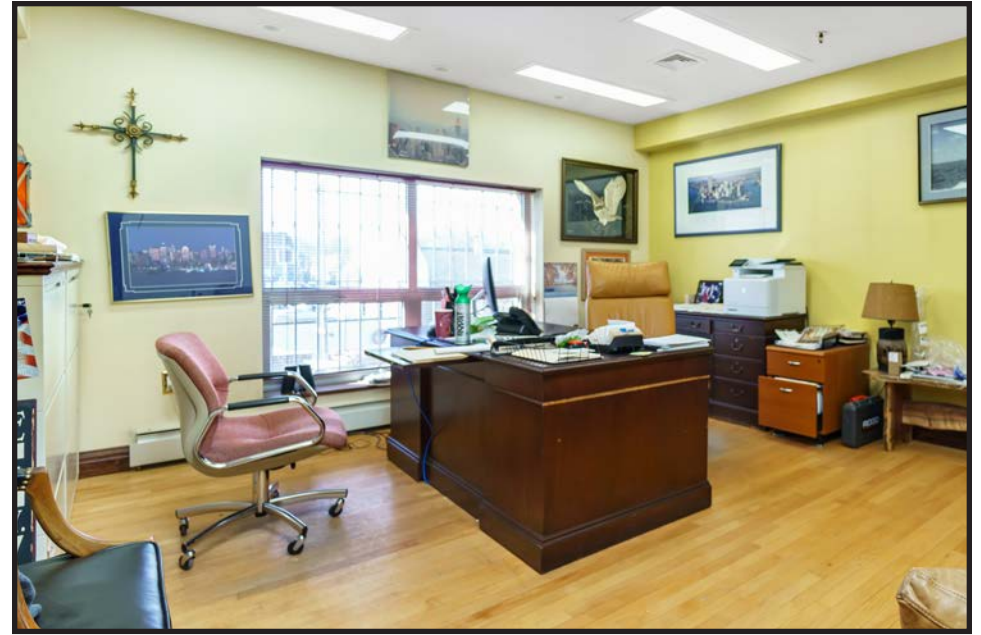
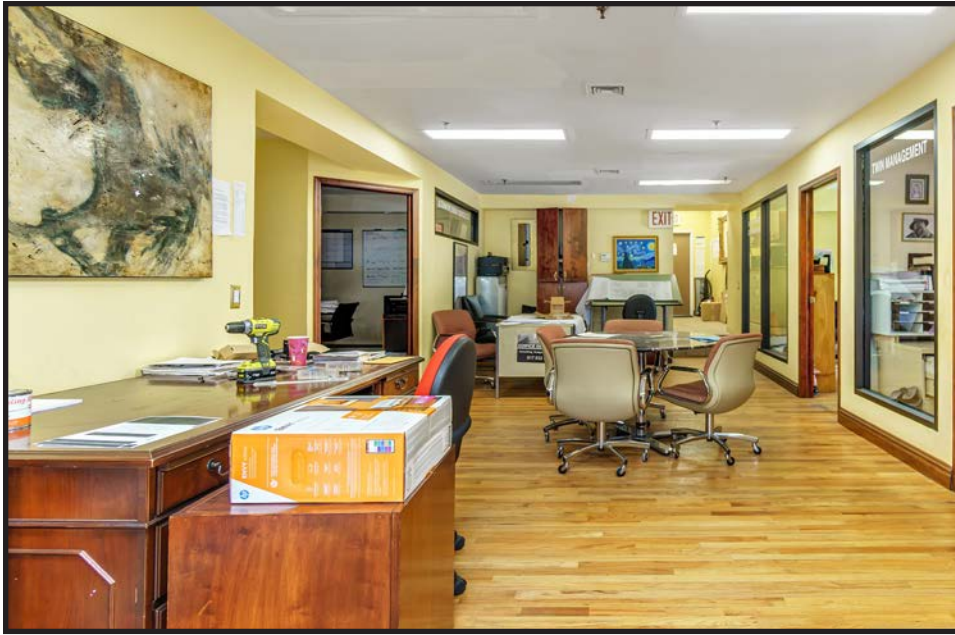


(FREIGHT ELEVATOR)

UNIT #3 - WAREHOUSE SPACE



UNIT #3 - SECOND FLOOR OFFICE SPACE



70-09 73rd PLACE GLENDALE, NY

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ASKING PRICE:

\$6,500,000

