

# 110-25 14<sup>th</sup> AVENUE

COLLEGE POINT, NEW YORK

20,000 FOR SUBLEASE | INDUSTRIAL FLEX SPACE

 **PREMIER**  
COMMERCIAL REAL ESTATE



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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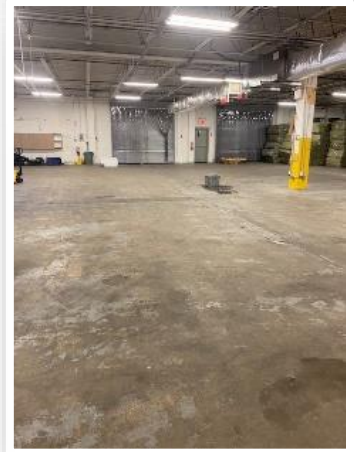
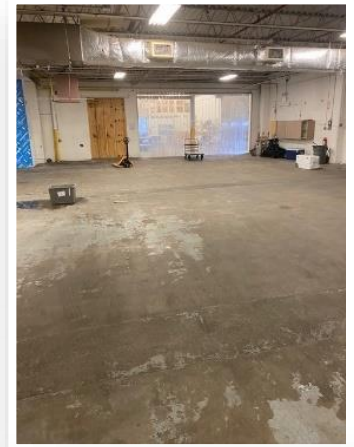
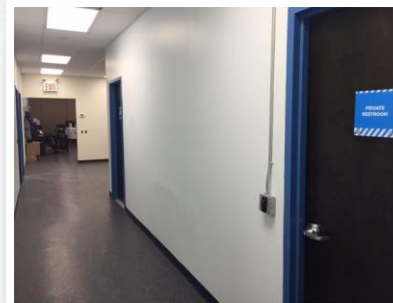
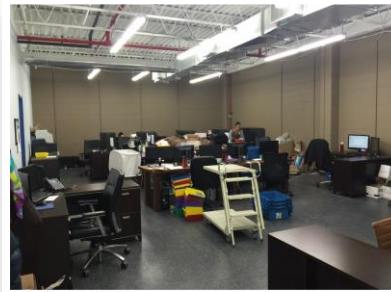
## PROPERTY SPECIFICATIONS:

Available Space:	20,000 SF
Office Space:	± 5,000 SF
Ceiling Height:	12'0" - 18'0" Clear [varies]
Drive In (s):	4
Heat:	Gas
Power:	Ample @ 480v
Sprinklered:	Yes
Air Conditioned:	Fully
Miscellaneous:	- Compressed Air Lines throughout - Power well distributed throughout
Parking:	10-15 Surface Spaces
Sublease Term:	Thru February 2025 [Longer Term Possible]
Available:	Immediate
Asking Sublease Price:	<del>\$22.50 PSF [including CAM]</del> \$19.00 PSF [Including CAM]

## PROPERTY FEATURES:

- Modern build out includes: 5,000 sq. ft. modern office space [6 executive offices], conference room, kitchen and large open work space
- Air-Conditioned warehouse space.
- Three (3) Bay Locations with Easy Trailer accessibility
- Ideal for high volume user in the packaging and shipping operation
- Close proximity to La Guardia Airport and JFK Airport and all Major Public Transportation
- Centrally located with easy access to New Jersey, Long Island, New York City, Brooklyn and the Bronx
- Refrigeration room in place. Can stay or be removed.

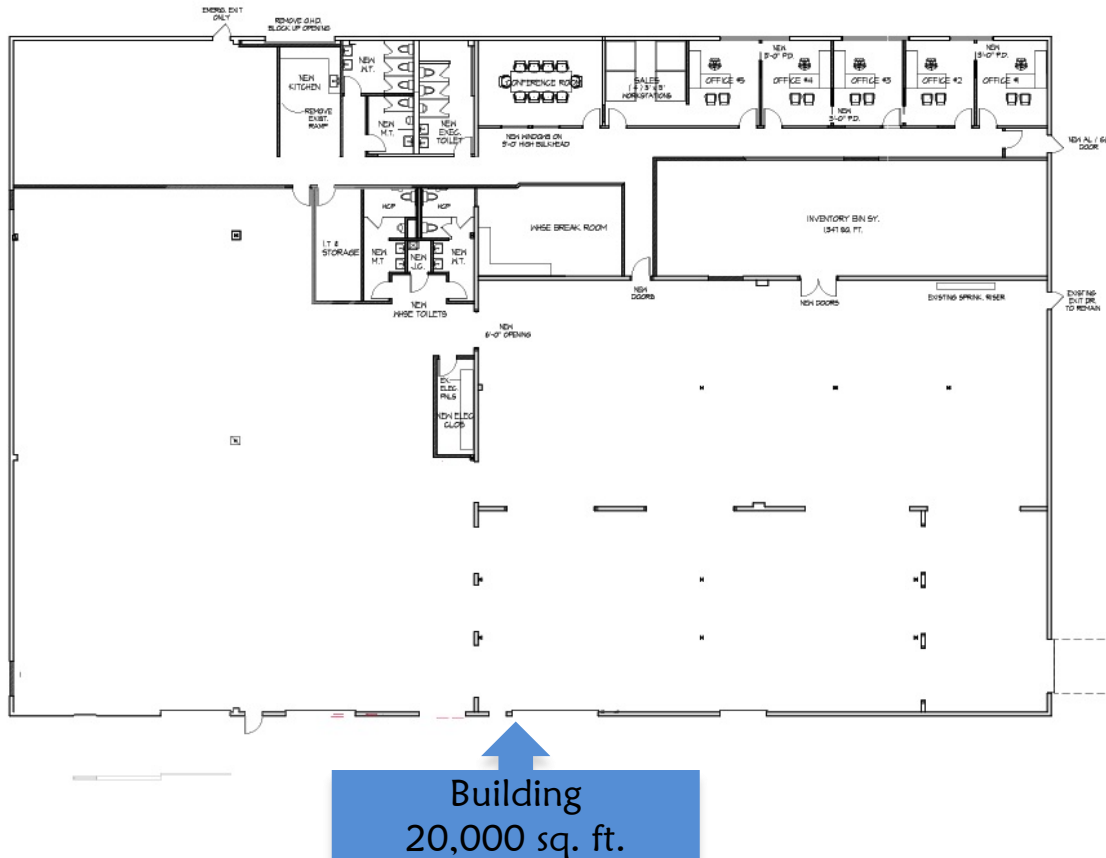
## PROPERTY PHOTOS:



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SPACE FLOOR PLAN:



LOCATED IN EDGEWATER INDUSTRIAL PARK



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PROPERTY LOCATION MAP:

