

# 30,000 SF QUEENS BUILDING WITH 13,000 SF LAND FOR SUBLEASE

133-40 31st Drive, Flushing, Queens, NY





# Property Description

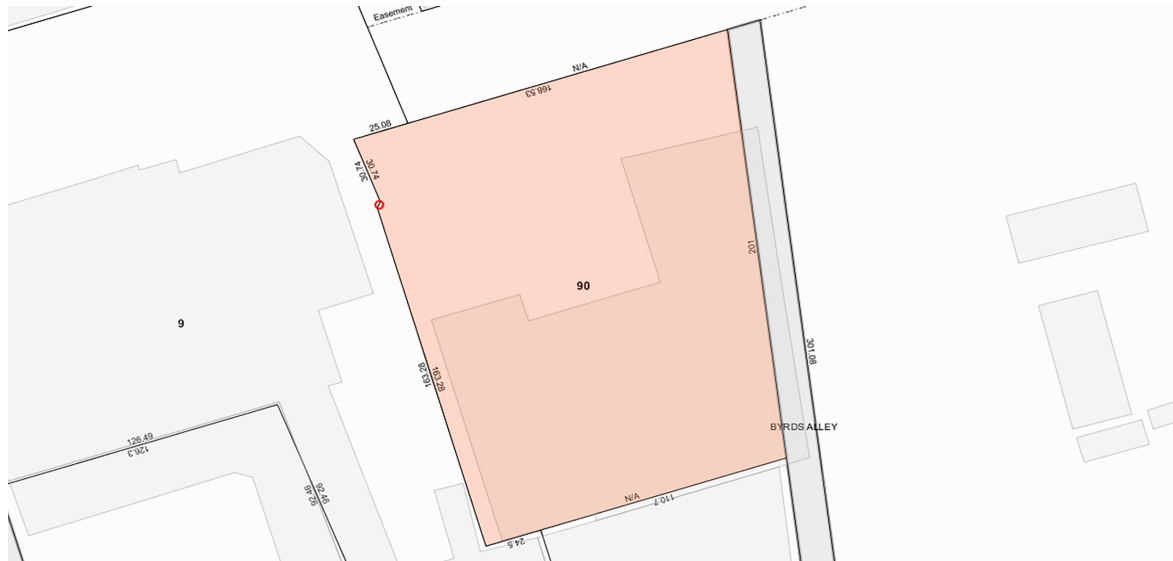
**DY Realty Group, LLC** has been retained on an exclusive basis to handle the sublease of 133-40 31st Drive in Flushing, Queens.

The site consists of a  $\pm 30,000$  sf industrial building with  $\pm 13,000$  sf of surrounding land. The building has 20,000 sf on the ground floor and a 10,000 sf mezzanine, including approximately 3,000 sf of office space.

Loading is serviced through 3 drive-in doors, and the property is zoned M2-1.

The sublease being offered is for approximately 2.5 years, with a long term deal with ownership possible.

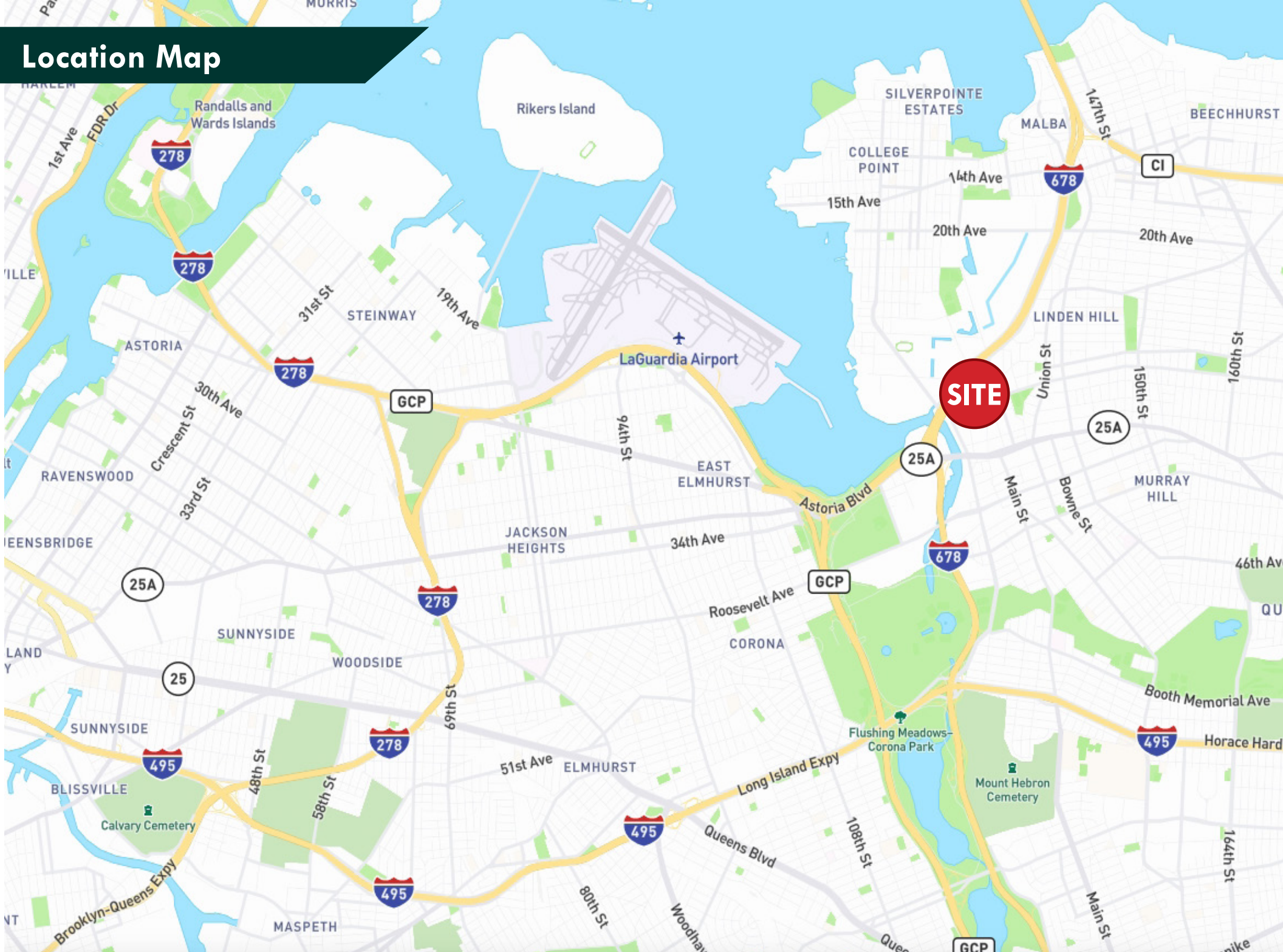
|                       |                       |
|-----------------------|-----------------------|
| <b>Total Building</b> | 30,000 sf             |
| <b>Ground Floor</b>   | 20,000 sf             |
| <b>Mezzanine</b>      | 10,000 sf             |
| <b>Total Land</b>     | 13,000 sf             |
| <b>Office Space</b>   | 3,000 sf              |
| <b>Plot Size</b>      | 33,000 sf             |
| <b>Zone</b>           | M2-1                  |
| <b>Loading</b>        | 3 Drive-in Doors      |
| <b>Sublease Term</b>  | 2.5 Years             |
| <b>Sublease Price</b> | <i>Call or E-mail</i> |



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# Location Map





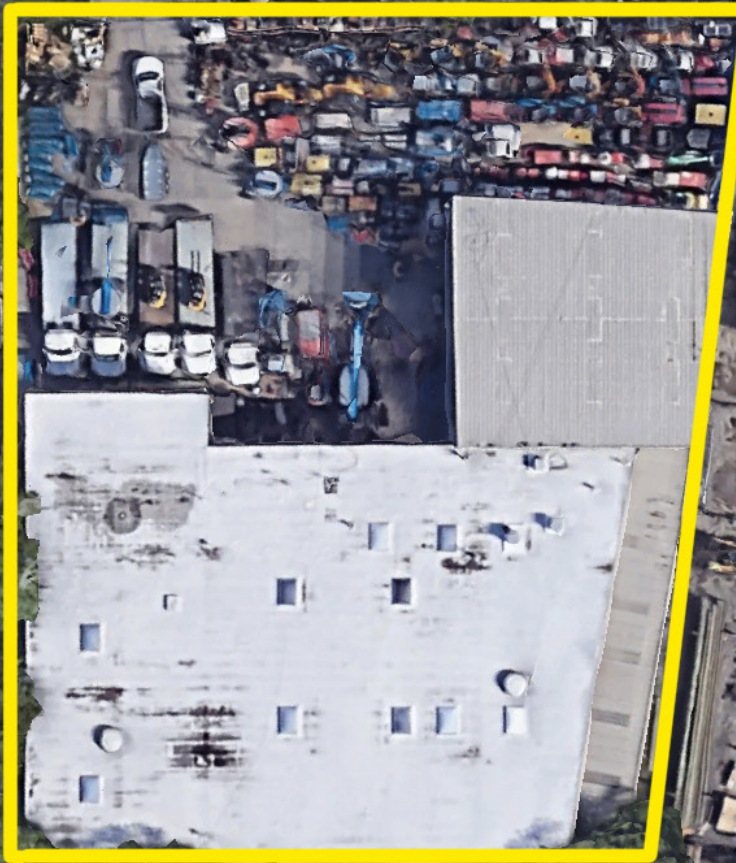


**CONTACT EXCLUSIVE AGENT**

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