

FOR LEASE | 16,075 SF BUILDING PLUS 9,000 SF PARKING LOT

207-02 NORTHERN BLVD

BAYSIDE • NY • 11361



BLOCK, LOTS:	7305 / 11 & 53
DESCRIPTION:	1-Story Retail Building with Parking
BUILDING AREA:	16,075 SF (Includes 1,075 SF Mezzanine)
PARKING LOT:	9,000 SF
LOT AREA:	24,000 SF
CEILING HEIGHT:	16' (Approximate)
LOADING:	Multiple Overhead Loading Doors
FIRE SAFETY:	Sprinkler System
LEASE TERM:	Negotiable
ZONING:	C2-2/R6B & R4
R.E. TAXES:	\$159,136 (2019/20)
LEASE PRICE:	Upon request

207-02 Northern Boulevard is a 24,000 SF block-through plot consisting of two adjacent parcels which feature 100 feet of frontage on the south side Northern Boulevard and 140 feet on the north side of 45th Road in the Bayside section of Queens, NY.

Lot #11 is improved by a single-story "L-Shaped" structure measuring 16,075 SF (includes a 1,075 SF mezzanine) and comprised of approx. 5,535 SF of showroom/retail area and 10,540 SF of warehouse/storage area.

The showroom/retail area is built-out with sheetrock partitions, tile flooring, drop ceiling and HVAC. The warehouse area is wide-open with level floors, features ceiling-hung gas-fired blowers that are placed throughout, and is divided into two sections which are accessible via two (2) overhead loading doors. The building is equipped with a full sprinkler system and has a 9,000 SF fenced and paved parking lot that is accessible from 45th Road.

All showings are by appointment only through exclusive agents.

FOR MORE INFORMATION OR INSPECTION, CONTACT EXCLUSIVE AGENTS:

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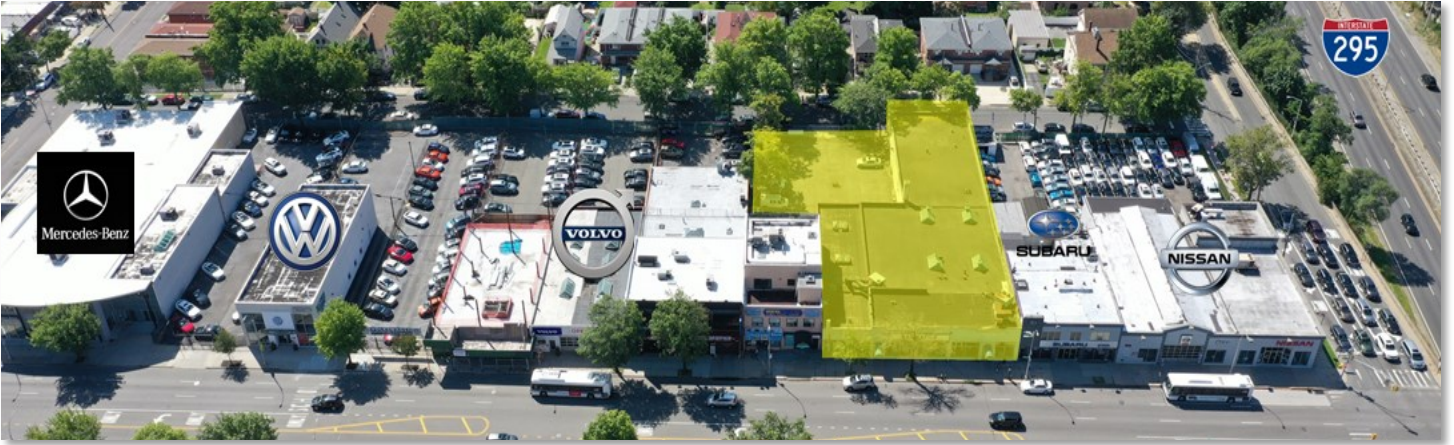
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EXISTING BUILDING PLAN

