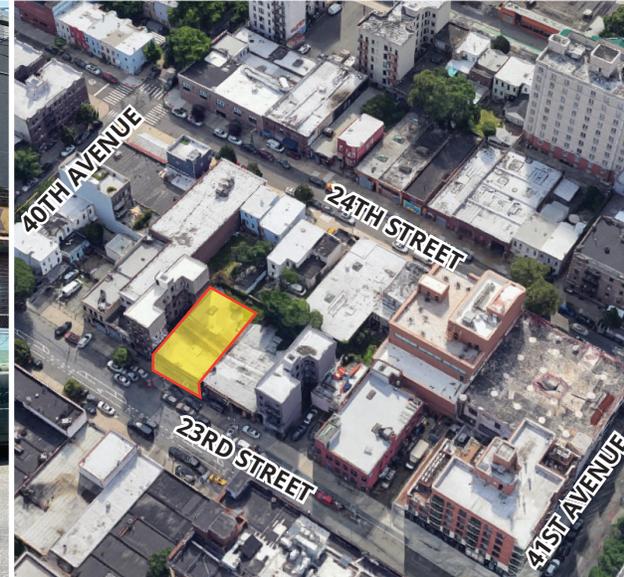


AVAILABLE

FULLY-FUNCTIONING AUTOBODY & REPAIR FACILITY EXCEPTIONALLY LOCATED WITH FIVE VEHICLE LIFTS!

40-19 23RD STREET, LONG ISLAND CITY, NY 11101

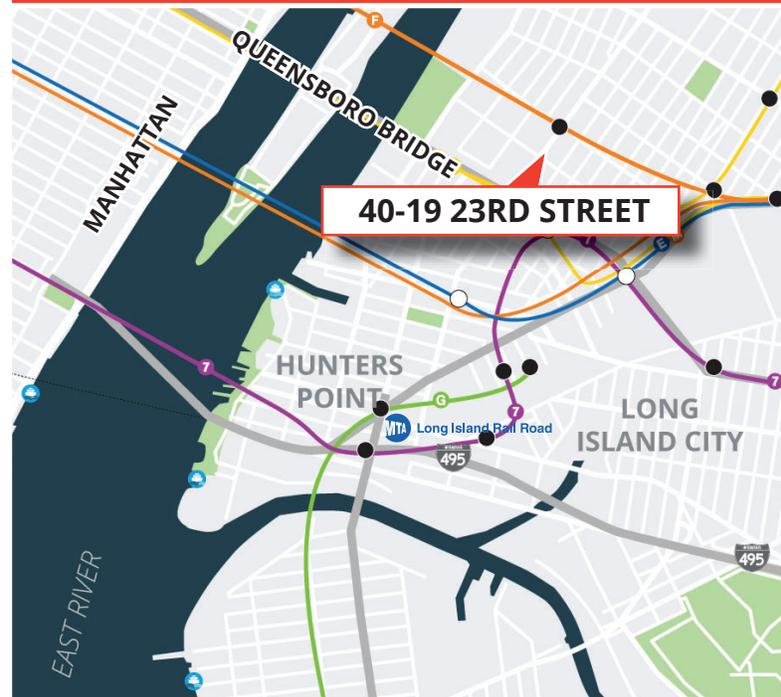


FEATURES

- 4,250 SF GROUND-FLOOR WAREHOUSE
- **NO COLUMNS - CLEAR SPAN**
- ONE LARGE DRIVE-IN DOOR
- 400 AMP ELECTRICAL SERVICE
- GAS HEAT
- C-OF-O FOR AUTO REPAIR, BODY SHOP AND AUTO SALES
- **ZONED M1-2 / R5B / LIC**
- 8,500 SF MIXED-USE BUILDABLE POTENTIAL
- AT QUEENS PLAZA NORTH
- WALK TO ALL SUBWAYS



**DELIVERED VACANT
FOR IMMEDIATE OCCUPANCY!**



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

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