

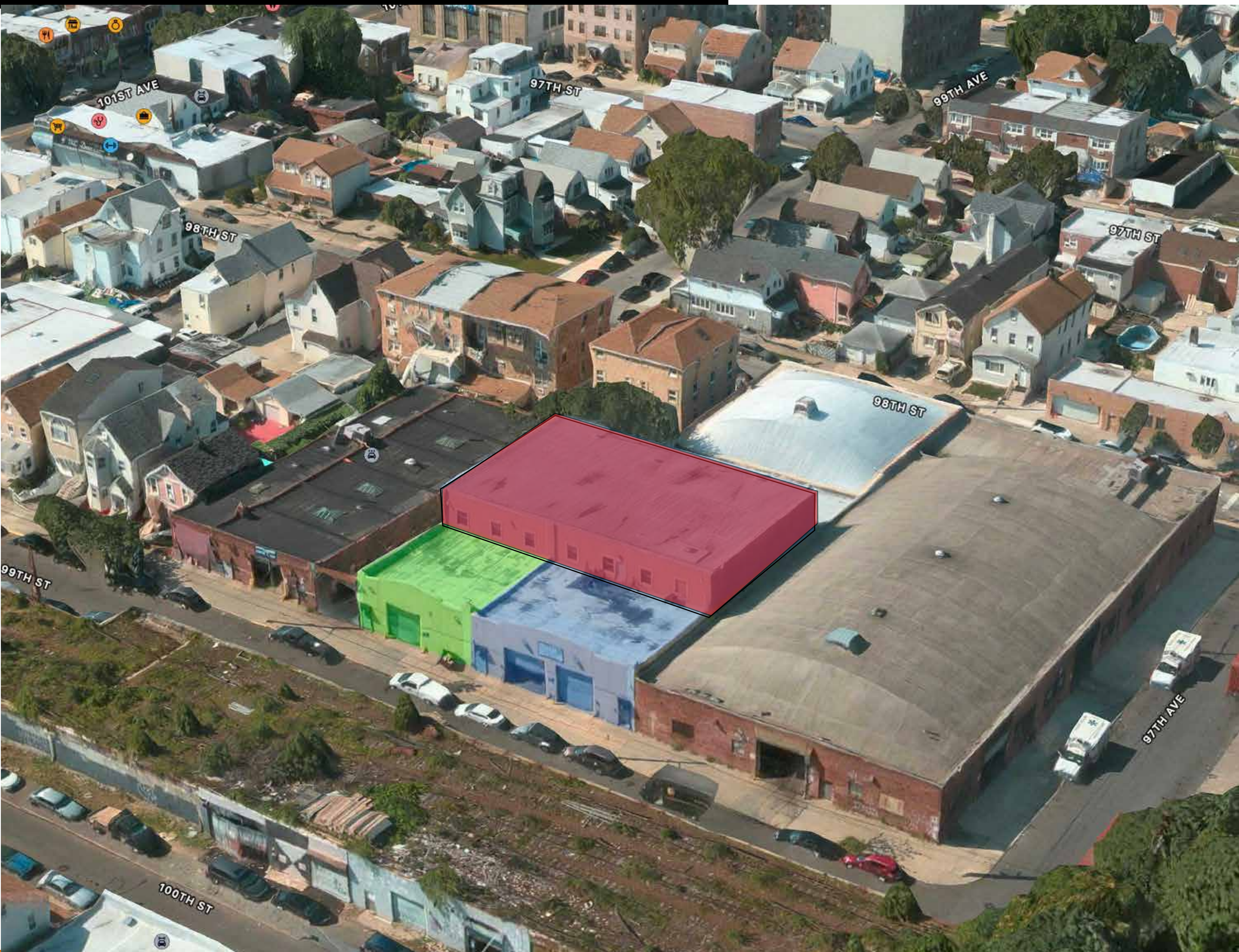
WAREHOUSE/OFFICE SPACE FOR LEASE

97-20 99TH STREET

Ozone Park, NY 11416



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

Between 97th Ave & 101st Ave

LOT SIZE

100 ft x 100 ft

APPROXIMATE SIZE

Ground Floor:

Warehouse #1 6,000 SF
Warehouse #2 4,000 SF

Second Floor:

Office Space 6,000 SF

PRICE: Modified Gross

Ground Floor: \$25 PSF
2nd Floor: \$15 PSF

NEIGHBORHOOD

Ozone Park

ZONING

R5

BLOCK & LOT

09075-0032

TAXES

\$28,274

COMMENTS

- 16’ Ceiling
- 12.8’ Gate
- Sprinkler Throughout
- 550 Amps Of Electric Between The Warehouse Units

TRANSPORTATION

Q11

Q21

Q24

J

Z

A

Walk Score

85

Transit Score

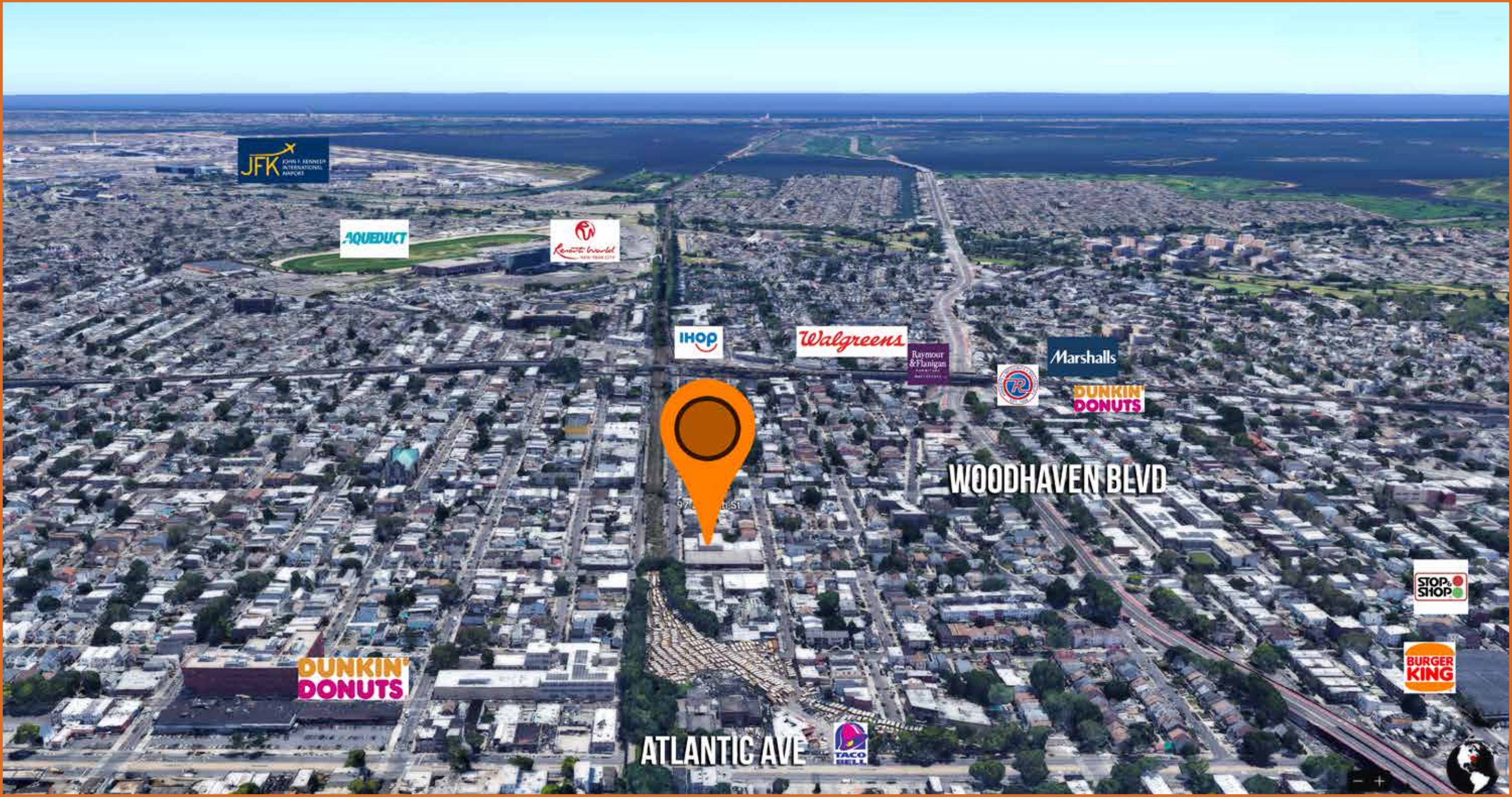
71

Bike Score

87

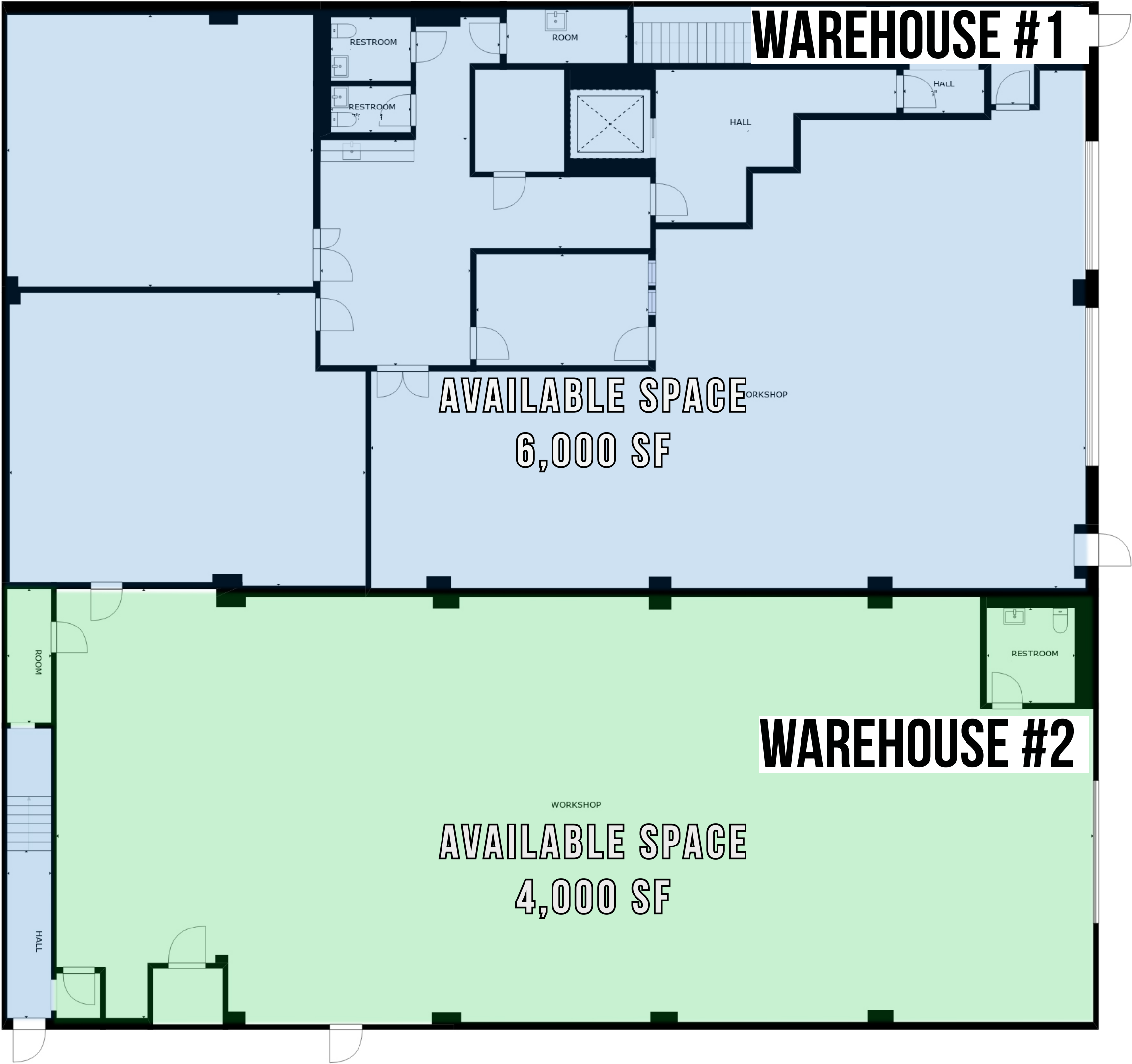
NEIGHBORING TENANTS

- Dunkin’
 - I HOP
 - TD Bank
- Stop & Shop
 - Walgreens
 - Marshalls



GROUND FLOOR PLAN

99TH STREET



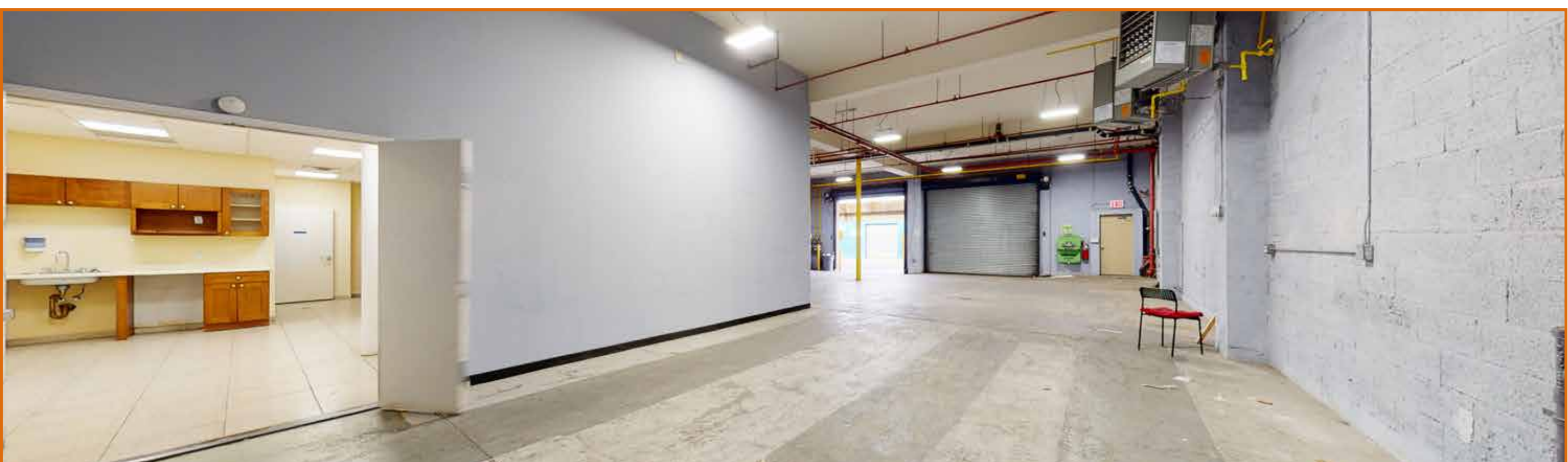
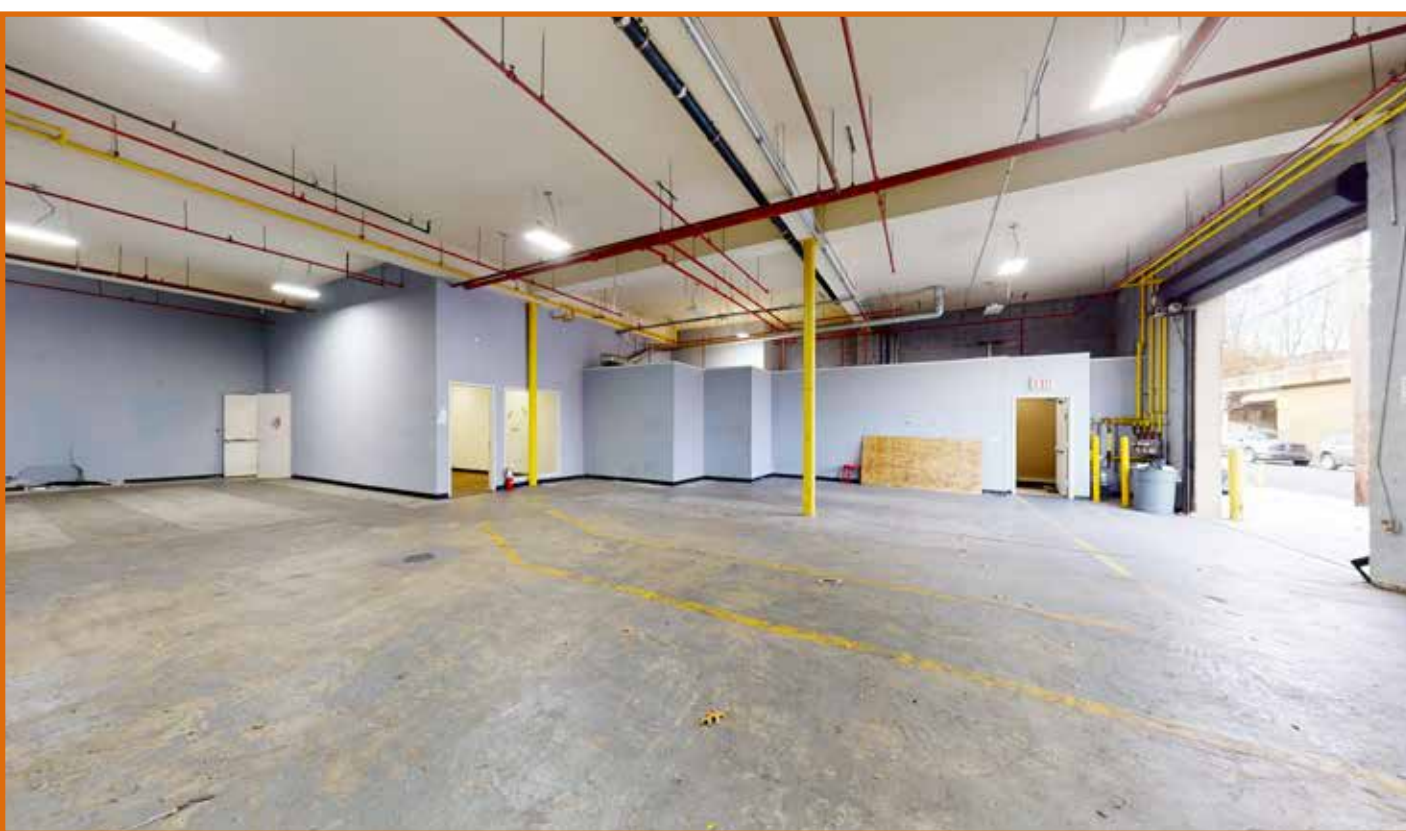
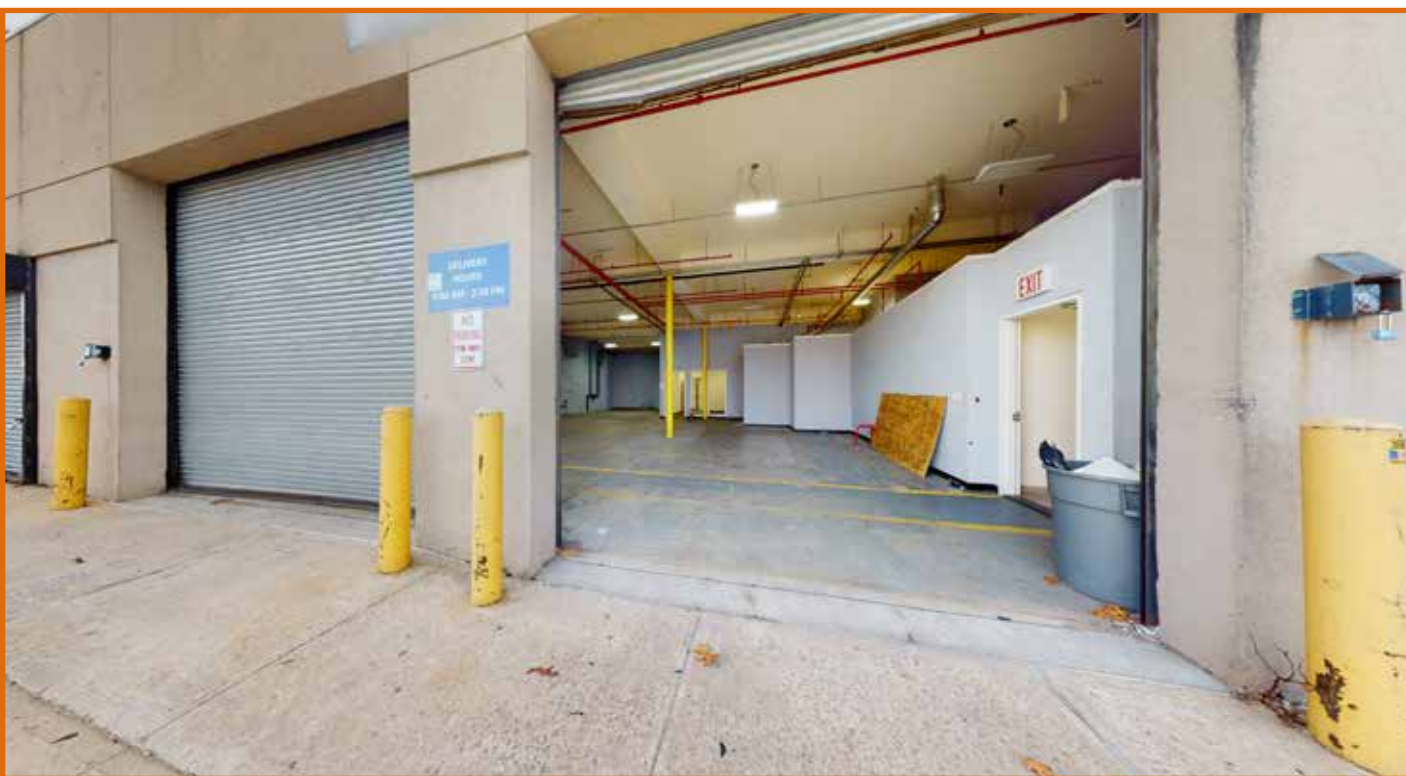
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WAREHOUSE SPACE FOR LEASE



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WAREHOUSE #1

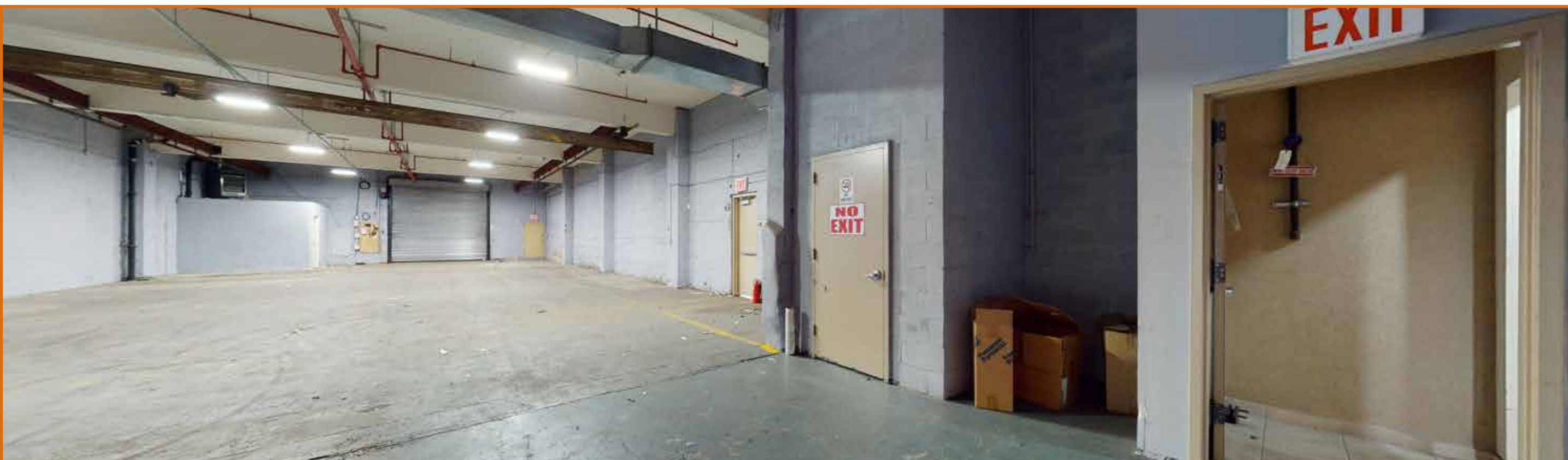


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WAREHOUSE #2

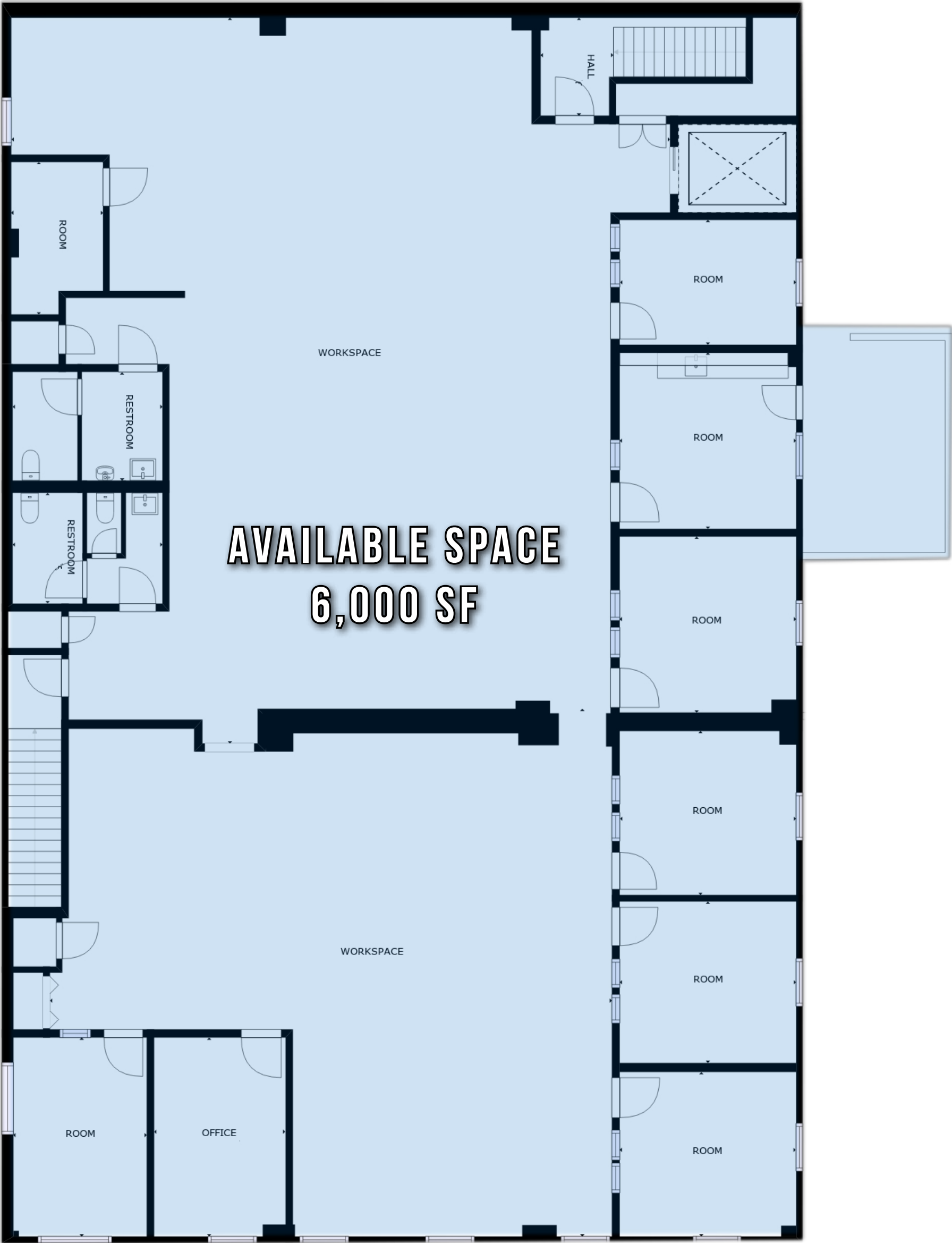


**SCAN QR CODE
VIRTUAL TOUR**



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SECOND FLOOR PLANS



99TH STREET

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

SECOND FLOOR



SCAN QR CODE
VIRTUAL TOUR



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 401592193F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 09075	Certificate Type: Final
	Address: 97-20 99 STREET	Lot Number(s): 32	Effective Date: 05/16/2006
	Building Identification Number (BIN): 4188687		
	Special District: None	Building Type: Altered	
This Certificate supersedes CO Number(s): None			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: COMB: 2-B	Number of stories: 2	
	Building Occupancy Group classification: D-1	Height in feet: 29	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		

Borough Comments: None



Certificate of Occupancy

CO Number: 401592193F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		OG		D-2		16	BOILERS ACCESSORY USE
001		OG		D-1		16	AUTO REPAIRS, PARTS & SALES UG 16
001							CONTINUED: THE ZONING RESOLUTION SHALL BE COMPLIED WITH IN ALL RESPECTS NOTE: BSA 44-03BZ
002		50		E		16	OFFICES
END OF SECTION							

WAREHOUSE/OFFICE SPACE FOR LEASE



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



**FOR MORE INFORMATION
CONTACT EXCLUSIVE BROKERS**



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JOSH AUGENBAUM
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Josh@Augenbaumrealty.com

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

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