

# 182-20 Jamaica Avenue

Retail Space For Lease

Jamaica, NY 11423



Retail Leasing



**Location:** SW corner of 182nd Pl & Jamaica Ave

**Building Size:** Up to 22,500 SF (approx)

**Parking Lot:** 14,000 SF (approx.)

**Lot Size:** 36,500 SF (approx.)

**Frontage on Jamaica Ave:** 203' (approx)

**Zoning:** M1-2


**F.A.R.:** 2.0 (commercial)

**R.E. Taxes:** \$26,401 (08/09)

**Rent:** Upon Request

**Available:** Fall 2009

## TRANSPORTATION

Easy access to  train at 179th Street Station

LIRR stop less than 1/2 mile at Hollis Station

Less than 1 mile to Grand Central Parkway entrance

## FEATURES

- Unique build-to-suit opportunity
- Lot has easy access to rear loading from 93rd Ave which is a cul-de-sac directly behind property
- Landlord will consider 1st and 2nd floor uses
- Opportunity for pylon sign on corner

[WWW.CPEXRE.COM](http://WWW.CPEXRE.COM)

**For Further Information, Please Contact Exclusive Leasing Team:**

Timothy D. King  
Principal  
[tking@cpexre.com](mailto:tking@cpexre.com)

Eric G. Altschul  
Associate Director  
[ealtschul@cpexre.com](mailto:ealtschul@cpexre.com)

Ryan P. Condren  
Associate Director  
[rcondren@cpexre.com](mailto:rcondren@cpexre.com)

CPEX Real Estate | 350 Livingston Street, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

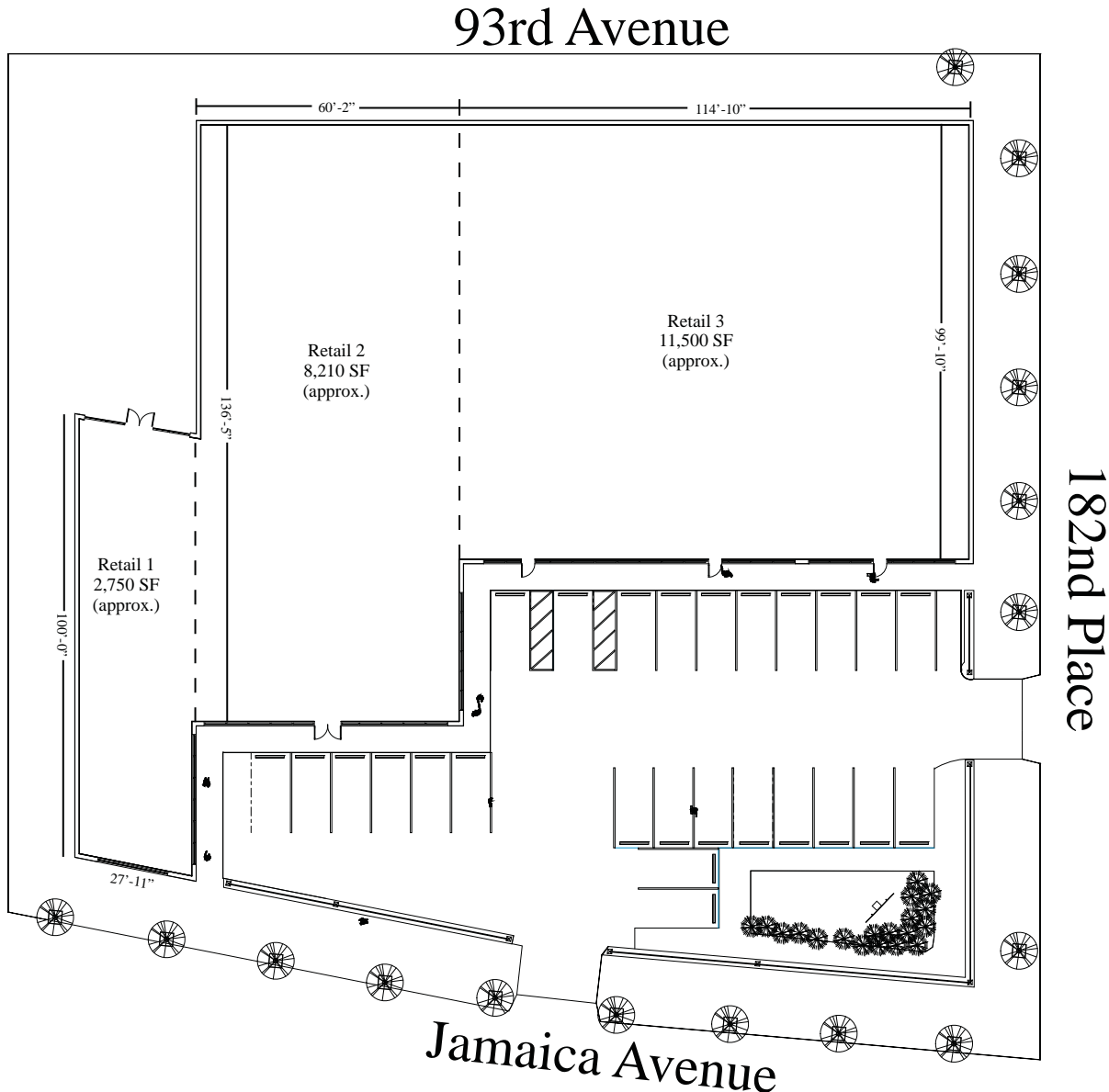
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