

# 148-09 Guy R. Brewer Blvd - For Sale

Springfield Gardens – Queens, NY 11434  
Industrial – Warehouse/Office Space/Vacant Lot



Location: Btwn 148<sup>th</sup> & 149<sup>th</sup> Avenue  
Block: 13406  
Lot: 13  
Lot Size: 14,928 sq.ft.(irregular) (approx.)  
Bldg Size: 12,936 sq.ft.(approx.)  
Stories: 2  
Zoning: M1-1  
F.A.R.: 1.0  
Air Rights: 1,992 sq.ft.  
\*Taxes: Currently being re-assessed

\*Call for more information

## Price: \$1,900,000

### Property Description:

- measures approximately 129' x 137'(irregular)
- 2 story warehouse with office space on the 2<sup>nd</sup> floor
- 1<sup>st</sup> floor: 10,416 sq.ft. (approx.)
- 2<sup>nd</sup> floor: 2,520 sq.ft. (approx.)
- vacant land: 4,512 sq.ft. (approx.)

### Neighborhood Description:

- less than ¼ mile to JFK International Airport
- NYC Empire Zone & Industrial Business Zone

### Transportation:

- only 1.5 miles from the Laurelton Station of the LIRR
- close proximity to NYC Bus Q111 & 113

For Further Information, Please Contact Exclusive Sales Team:

**John Gallagher**  
718-687-4203

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**Mark Scotto**  
718-687-4211

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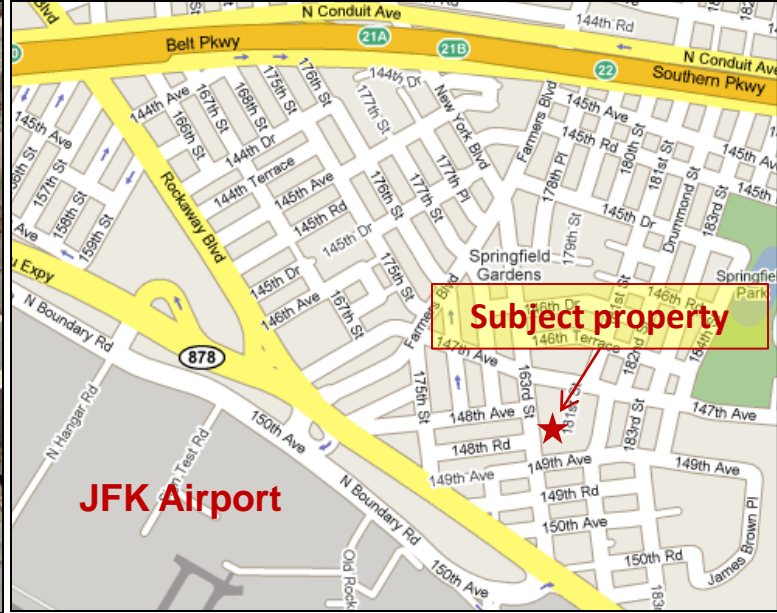
**WWW.CPEXRE.COM**

CPEX Real Estate | 350 Livingston Street, 1<sup>st</sup> 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 immediately verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY EACH ITEM OF SIZE, EXPENSES, RENT ROLLS, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

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