

# For Lease

**Office Space Spanning Over Two Floors, Warehouse & Land**

18-02 Petracca Place  
Whitestone, New York



# SPACE AVAILABLE

Office: +/- 6,000 SF (First Floor)  
+/- 9,500 SF (Second Floor)\*  
Warehouse: +/- 15,000 SF\*\*  
Secured Yard: +/- 60,000 SF  
Subdivisions of areas considered

## Office Features:

- Kitchen
- Bullpen
- Offices
- Workstations

## Warehouse Features:

- 17' clear ceilings
- 5 truck height doors & 2 drive in doors
- 53' compatible loading dock
- Heated

*\*9,500 SF second floor office space can be leased with existing first floor warehouse and office for additional user space.*

*\*\*Existing warehouse can be combined with 6,000 SF office space to create 21,000 SF warehouse.*

*Minutes to the College Point & Flushing corridor*

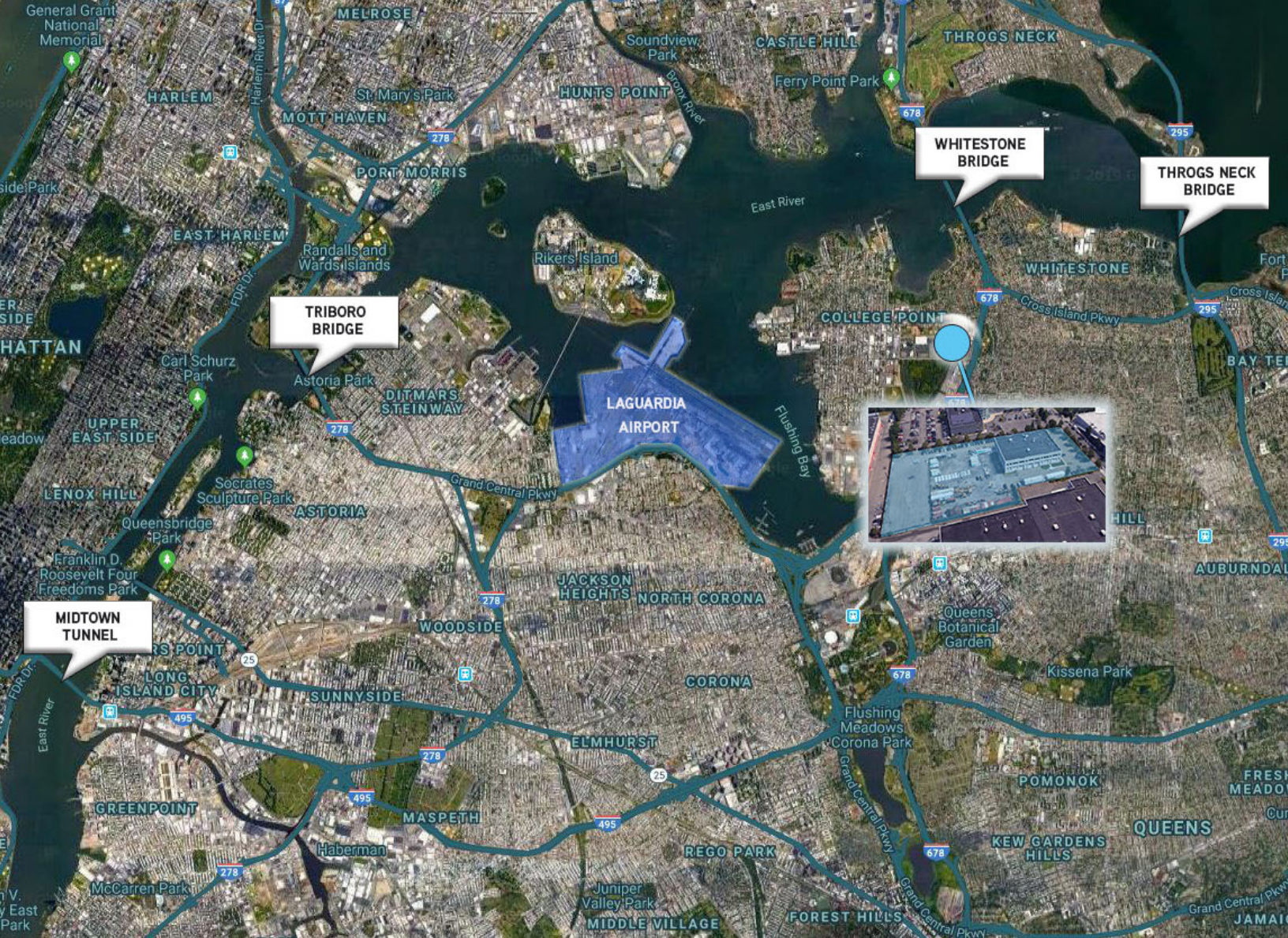
Asking Lease Price: Upon Request



Note: Currently loading includes truck high docks







## MAJOR ROADWAYS:

LONG ISLAND EXPRESSWAY..... 4 MILES  
CROSS ISLAND PARKWAY..... 1.1 MILES

## BRIDGES/ TUNNELS/ AIRPORTS:

WHITESTONE BRIDGE..... 1.3 MILES  
THROGS NECK BRIDGE..... 2.2 MILES  
TRIBORO BRIDGE..... 6.3 MILES  
MIDTOWN TUNNEL..... 10 MILES  
JFK AIRPORT..... 11 MILES  
LAGUARDIA AIRPORT..... 2.4 MILES

