



Free-standing Industrial Building For Sale or Lease
45 Rason Road, Inwood, NY
33,500 sq. ft.



Building Specs:

Lot Size: 1.17 Acre
Office Space: 8,280 sq.ft.
On 2 floors with elevator
Ceiling Ht: 20'
Loading: 7 Docks
1 Drive-in
Heating: Gas

Comments:

Located at the Nass/Queens Border
Adjacent to JFK Airport
Excellent Air Cargo/Warehousing/
Distribution facility

Additional 1 Acre
Lease Price: \$10,000/month
Taxes: \$19,722
Sale Price: \$1,250,000 (lot 1191)

Pricing & Taxes:

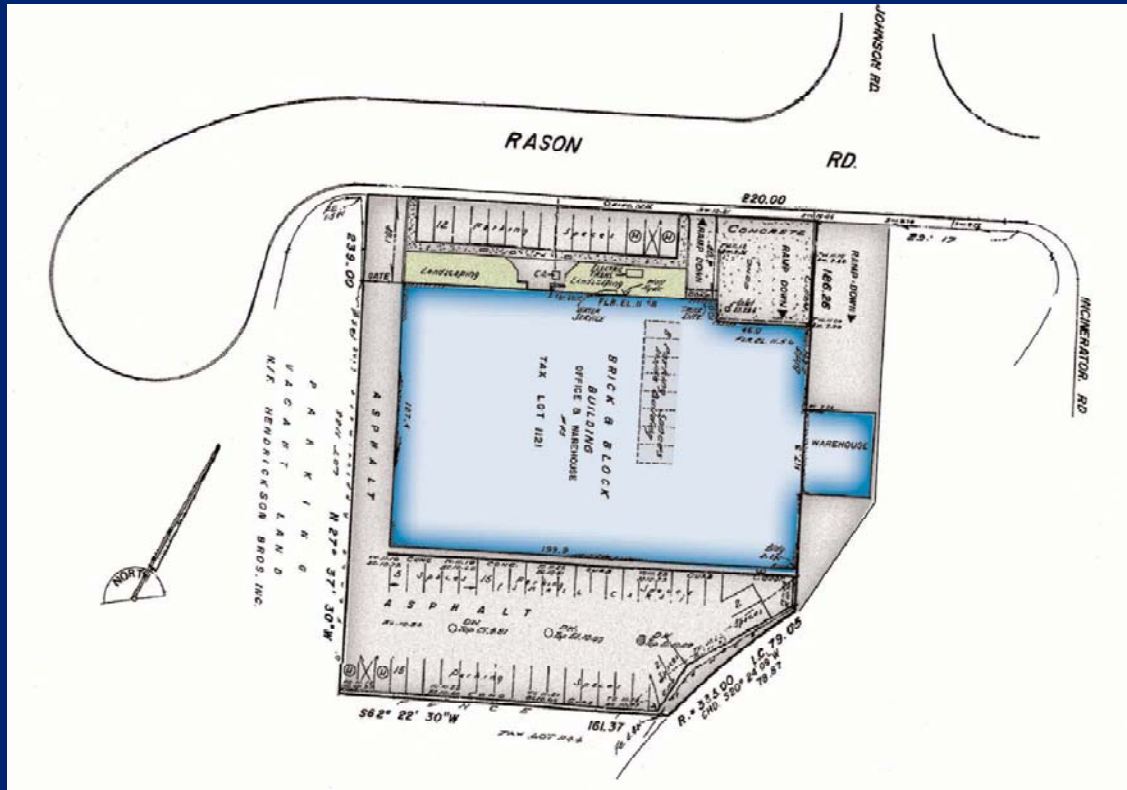
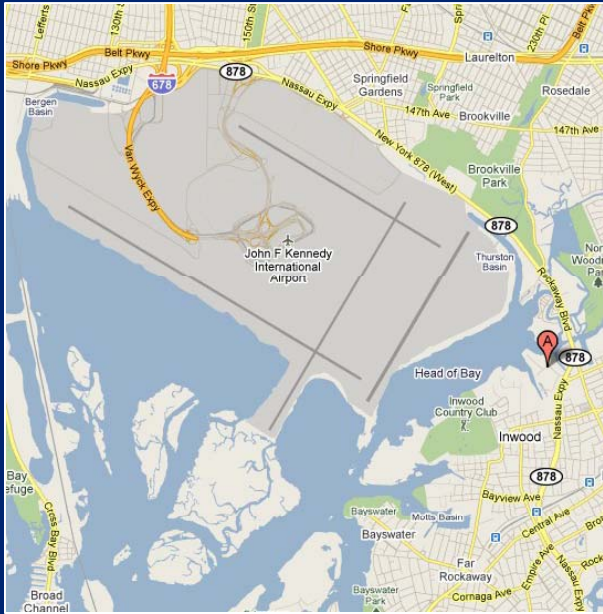
Sale Price: \$4,200,000
(\$125.37/sq.ft.)

Lease Price: \$14.00/sq. ft.
(includes base year taxes)

Annual Taxes: \$95,837

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For more information please contact
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