

# 13202 89th Ave

13202 89th Ave, Richmond Hill, NY 11418

Presented By:  
David Welner



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## Property Details

### Comfort & Convenience

- Oversized 4000 lb. capacity freight elevator.
- All new bathrooms (including handicapped).
- All new utility sinks.
- Dedicated electrical receptacle for portable AC.

### Energy Efficient Green Building:

- Outstanding R-16 Exterior wall Insulation throughout.
- New double glazed insulated energy efficient windows.
- Solar rooftop panels providing a portion of the electrical needs of the building.
- High efficiency gas central heating system.
- High efficiency true daylight florescent fixtures.
- Light motion sensors installed throughout studios, bathrooms and all common areas.

### Utilities

- All new Electric lines.
- All new plumbing.
- Forced hot air central heating system.

### Security

- 24/7 Recorded Video Monitoring of all hallways, yards and perimeter
- Fireproof building.
- Sprinkler system throughout with monthly inspection and 24/7 monitoring
- Steel Fire proof studio doors
- Lockable heavy duty handle levers and separate heavy duty deadbolt locks.
- Heavy Duty building entry door with computerized Electronic Fob entry system.
- Phone Intercom and access system – your visitors press your Studio # on the outdoor intercom calls your cell phone wherever you are. You can allow your guests entry to the building right from your phone.
- Electronically gated loading area.

### Location and conveniences:

- Central Location with outstanding, EASY access via subway, bus or auto
- Short 5 minute walk from Jamaica Ave subway station.
- Near LIRR station and all airports
- Available stores within a 2 block radius include, Starbucks, Subways, Dunkin Donuts, Fully stocked paint and hardware store, restaurants, convenience stores, coin operated laundry, \$.99 stores etc.

**Price: \$35.00 /SF/YR**

View the full listing here: <https://www.loopnet.com/Listing/13202-89th-Ave-Richmond-Hill-NY/17607808/>

Rental Rate:	\$35.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area	32,100 SF
:	
Year Built:	1923
Rental Rate Mo:	\$2.92 /SF/MO

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## Listing spaces

2nd Floor Ste 202-205 Space Available: 1,010 SF  
Rental Rate: \$35.00 /SF/YR  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Flex  
Lease Term: Negotiable

For 3D walkthrough, please use the following link:  
<https://my.matterport.com/show/?m=Hno8RkGfyWM>

2nd Floor Ste 208 Space Available: 400 SF  
Rental Rate: \$35.00 /SF/YR  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Flex  
Lease Term: 1 - 20 Years

For 3D Walkthrough, please use the following link:  
<https://my.matterport.com/show/?m=sfPViegyJFM>

2nd Floor Ste 220

Space Available: 330 SF  
Rental Rate: \$35.00 /SF/YR  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Flex  
Lease Term: 1 - 20 Years

For 3D Image of the space, please use the following link:  
<https://app2.ricoh360.com/viewer/1cb4bda4-9fd6-44cf-986f-4ed72b038e59>

2nd Floor Ste 221

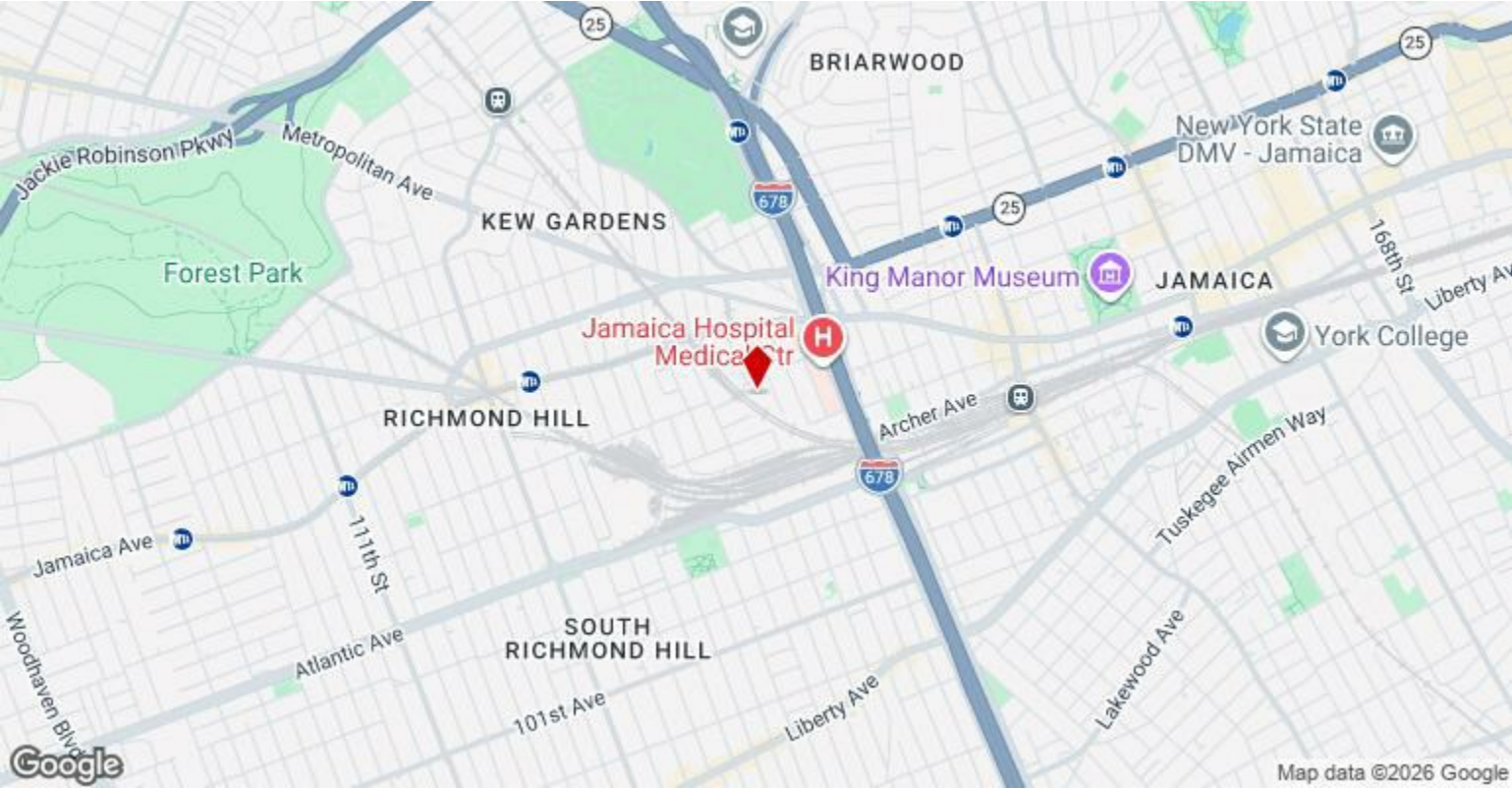
Space Available: 375 SF  
Rental Rate: \$35.00 /SF/YR  
Date Available: Now  
Service Type: Negotiable  
Space Type: Relet  
Space Use: Flex  
Lease Term: 1 - 20 Years

For 3D Walkthrough, please use the following link:  
<https://my.matterport.com/show/?m=7Up858JHgkp>

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## Location



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## Property Photos



Primary Photo

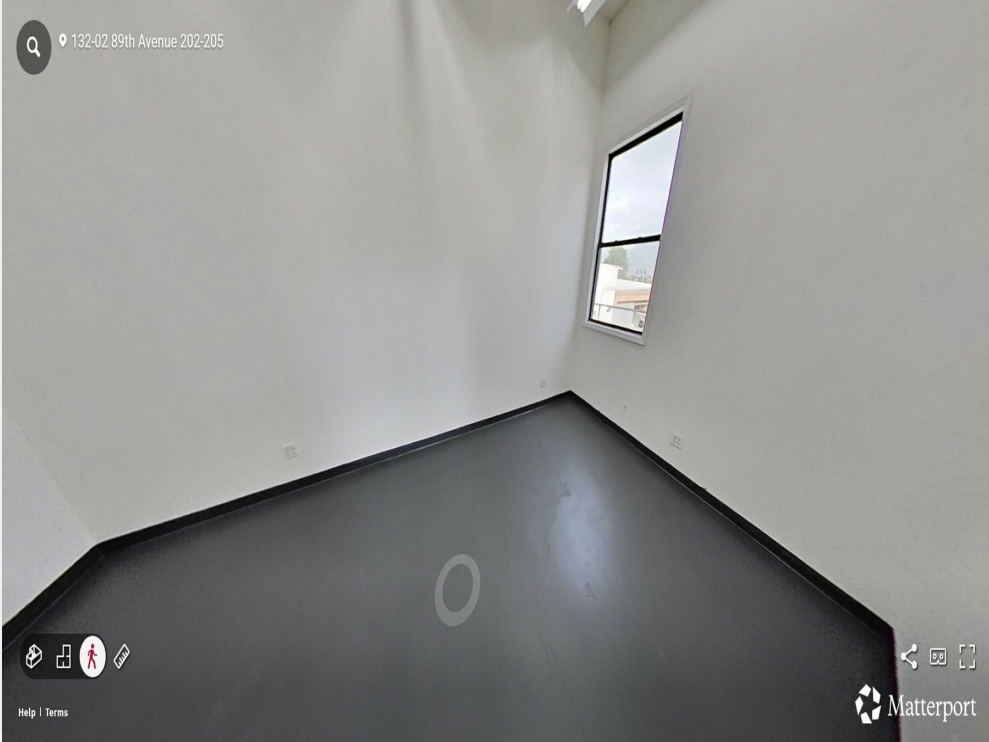


Plat Map

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## Property Photos



Suite 205



Suite 204

# 13202 89th Ave

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## Property Photos



Suite 203



Suite 202

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## Property Photos



Suite 208

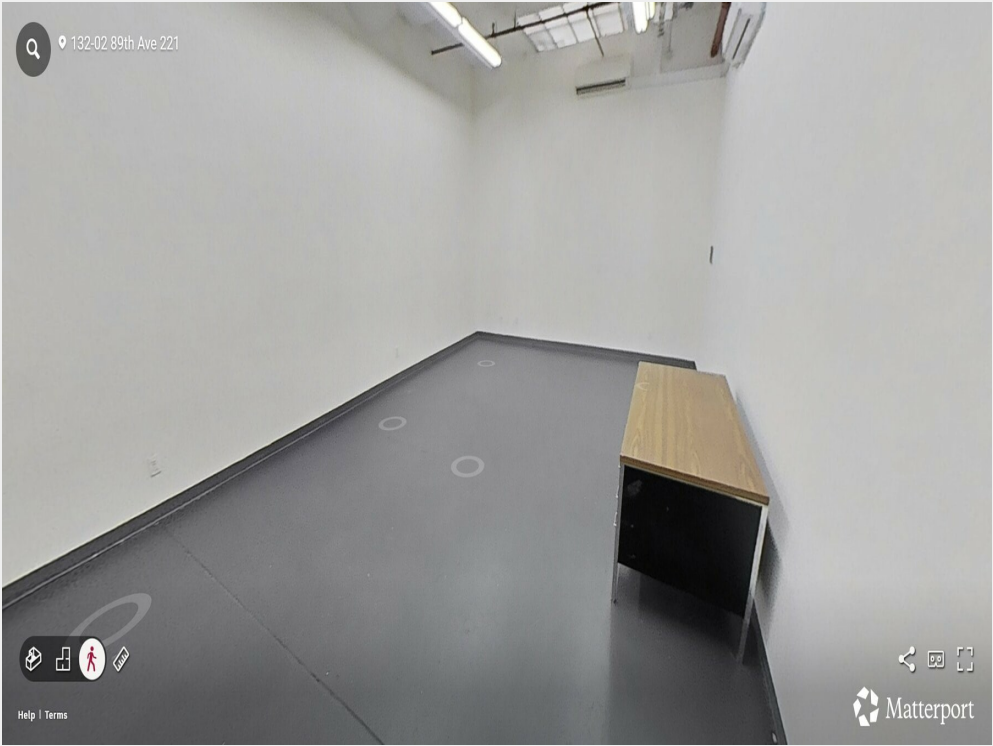


Suite 220

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## Property Photos



Suite 221



Floor Plan 2nd Floor

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## **Ari Welner**

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## **David Welner**

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