



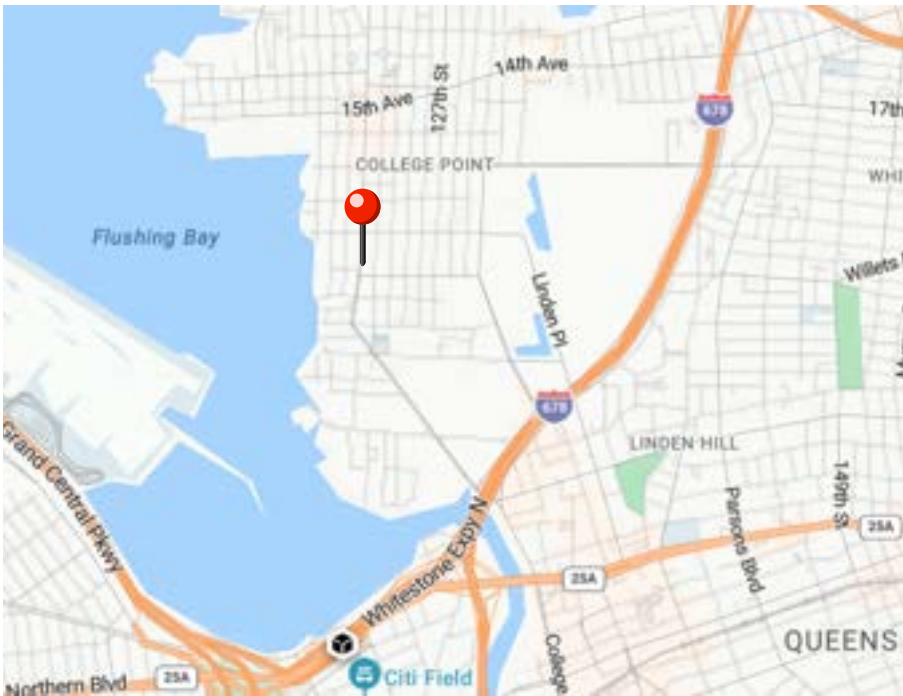
**Exclusive Agent:**

**WILLIAM T. DIANA | PRESIDENT**  
**917 - 882 - 3446**  
**WILL@WTDREALTY.COM**

**WTD REALTY INC.**  
**45 ROCKEFELLER PLAZA, STE 2000**  
**NEW YORK, NY 10111**

ALL INFORMATION FURNISHED REGARDING PROPERTY SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE TO ACCURACY THEREOF AND SAME IS SUBMITTED TO ERRORS AND OMISSIONS, CHANGE OF PRICE RENTAL OR OTHER CONDITIONS, PRIOR SALES, LEASE OR WITHDRAW WITHOUT NOTICE

**WTD REALTY INC.** Has been hired as the exclusive agent to sell **23-19 College Pt, Blvd, College Pt, NY 11356**. The property is a 7,000 SF single story warehouse. The zoning permits for warehouse, storage, office and retail uses. The property will be delivered VACANT on closing. Please contact the exclusive agent to arrange for a tour.



### **PROPERTY HIGHLIGHTS**

BLOCK: 4226 LOT: 017

SPACE SIZE: 7,000 SF

- Warehouse: 6,000 SF
- Mezzanine Office: 1,000 SF

LOADING:

1 Drive in Door (12' Ft clearance)

ELECTRIC: 200 AMPs / 3 Phase

HEAT: Gas

CEILING HEIGHT: 15' FT Clear

DRIVE TIMES:

- Time Square - 30 Minutes
- JFK Airport - 16 Minutes
- Port of Newark - 60 Minutes
- Maspeth IBZ - 15 Minutes
- Sunset Park IBZ - 40 Minutes

PUBLIC TRANSPORTATION:

- College Pt & 20th Ave Station



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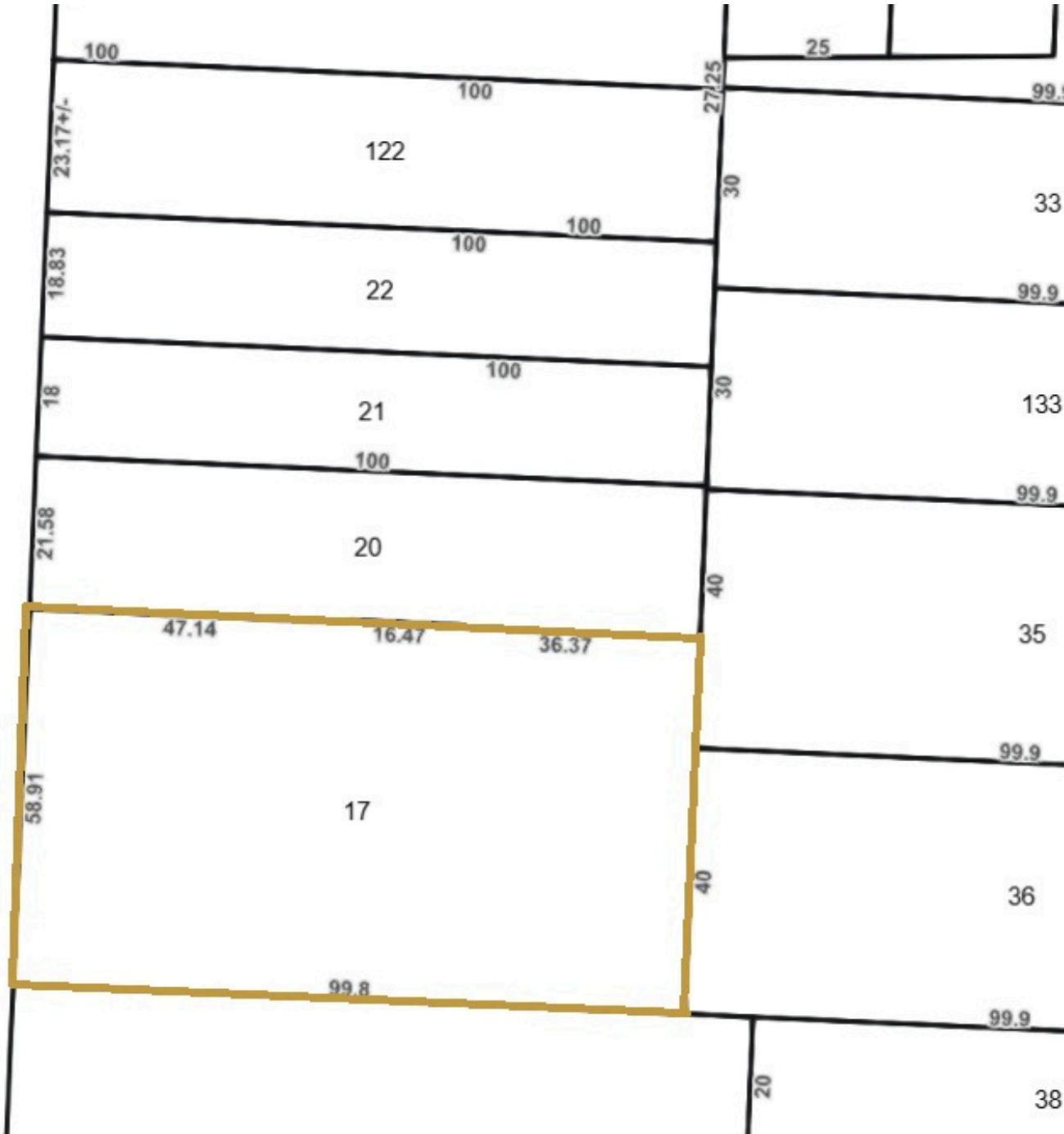
# WTD

REALTY  
PARTNERS

## 23-21 COLLEGE PT BLVD COLLEGE PT, NY 11356

FOR SALE, INQUIRE FOR PRICE

COLLEGE POINT BLVD



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BOROUGH OF QUEENS, CITY OF NEW YORK **98-38**

No. **9**  
 Date **9/8/54**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. \_\_\_\_\_

To the owner, or owners of the building or premises:

THIS CERTIFIES that the new ~~xxxxxxx~~ building premises located at **23-21 122 Street, EB 181.62' S. 23 Avenue** Block **4226** Lot **17**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No. — **EB 1258/54** Construction classification — **Fire-Protected**

Occupancy classification — **Commercial** Height **1** stories, **16** feet.

Date of completion — **9/1/54** Located in **Business** Use District.

C Area **1** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:  
(Calendar numbers to be inserted here)

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1	on gr.	30	30	30	<b>Factory,</b> including welding in conjunction with manufacturing process of metal products, done on premises.

**NOTE RESTRICTION:**  
 Manufacturing limited to any  
 Factory use not prohibited by  
 Article 2, Section 4 of the  
 Zoning Resolution.

**Fire Dept. Certification**  
**9/8/54.**

*R. J. Killian*