



**Kalmon Dolgin**  
AFFILIATES INC.

**97-01**

**BEACH CHANNEL DRIVE  
QUEENS, NY 11693**

**13,760 SF  
-FOR LEASE-**



KALMON DOLGIN AFFILIATES PRESENTS FOR LEASE A 13,760 SF WAREHOUSE LOCATED IN ROCKAWAY BEACH, QUEENS. WALKING DISTANCE TO THE BEACH AT 98TH ST.  
IDEAL FOR: DISTRIBUTION/ MANUFACTURING.

**PROPERTY FEATURES:**

- 13,760 SF TOTAL
- 16' CEILING HEIGHT
- 1 LOADING DOCK
- 1 DRIVE IN DOOR
- FLOOR DRAINS
- FULLY AIR CONDITIONED
- HEAVY POWER
- GAS LINES

**FOR MORE INFORMATION CONTACT EXCLUSIVE  
REAL ESTATE SALESPERSON**

**LINDA WONG**

(MOBILE) 917-295-3556

(OFFICE) 347-390-1137

LINDAWONG168@AOL.COM



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

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All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

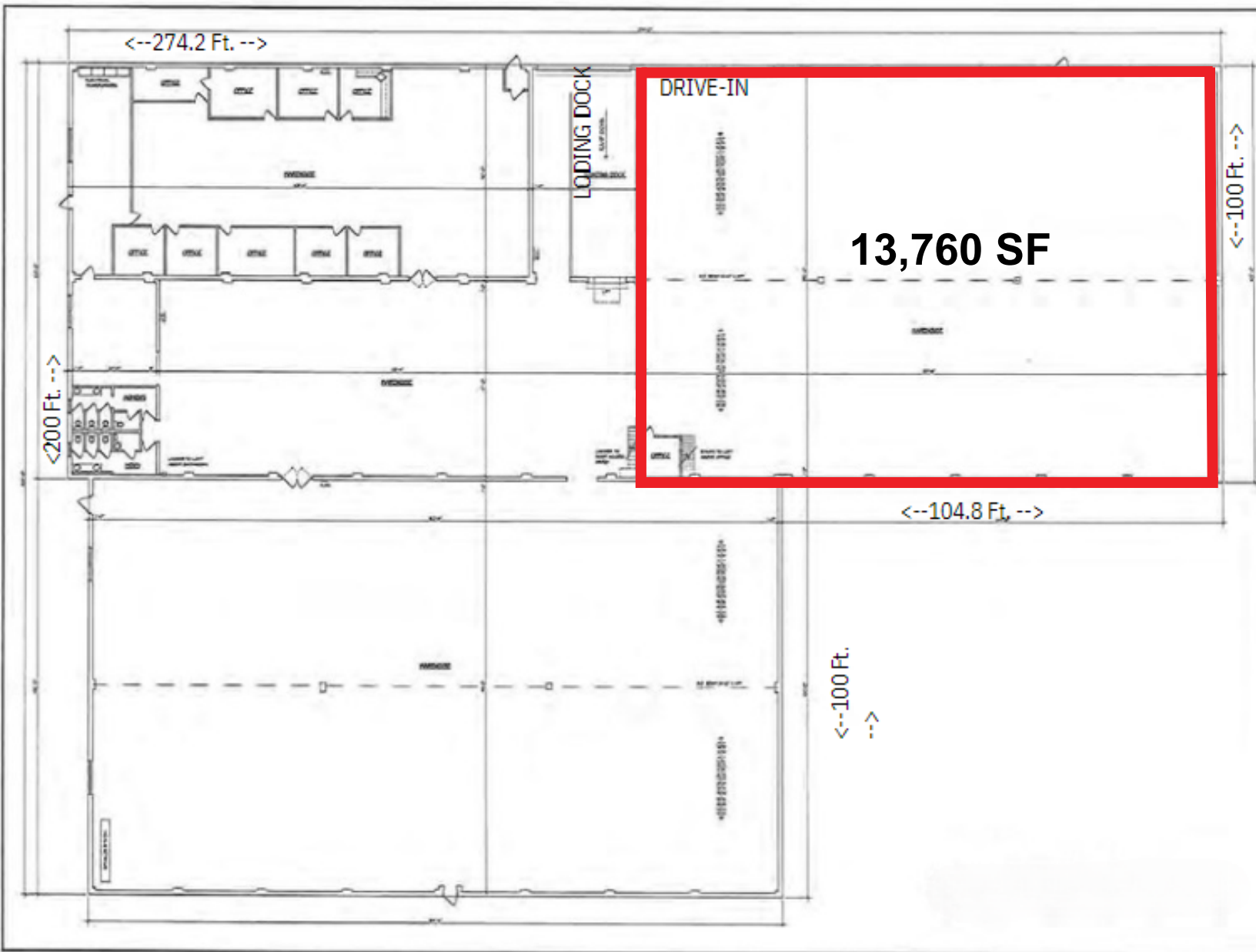


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**FLOOR PLAN**



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