

LEASE

OFFICE / WAREHOUSE

97-11 98th Street Queens, NY 11416



Lease Rate

\$25.00 SF/YR

OFFERING SUMMARY

Building :	Office / Warehouse
Available SF:	7,250 SF
Property Type;	Industrial
Zoning:	R5

PROPERTY OVERVIEW

Explore the potential of this Warehouse/Office space in the heart of Ozone Park, NY. With a commercial area spanning 7,250 sqft and impressive 20 ft ceilings (reaching even higher in the middle), this property offers a versatile canvas for various business needs. The building, measuring 72.5 x 100ft, features two front gates, a loading ramp, and private office space with a roll-down gate for added security. Catering to a range of uses, including schools, manufacturing, warehousing, wholesale services, offices, community facilities, and storage facilities, this space is strategically positioned for success. Don't miss out on the opportunities this dynamic property presents.

PROPERTY HIGHLIGHTS

- Two front gates
- Ramp for convenient loading
- Private office space with a roll-down gate for added security
- High ceilings

Joseph Giordano

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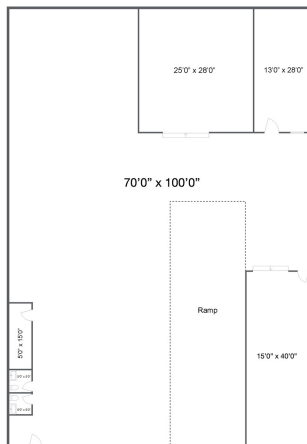
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97-98 98th St,
Ozone Park NY



Sizes and dimensions are approximate
Actual sizes may vary



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JOSEPH GIORDANO

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PROFESSIONAL BACKGROUND

Joseph Giordano began his highly-successful real estate career in 1986 and joined Coldwell Banker Reliable Residential & Commercial in 2012. Thereafter, in five short years, Joseph managed to become one of the top agents at his firm. With more than three decades of experience as a professional in the real estate industry, Joseph offers his clients a wealth of unparalleled knowledge and strategies to successfully execute a broad range of residential, investment and commercial real estate sales. Joseph specializes in residential & commercial real estate deals including the sale and lease of multi-family properties, vacant land, development sites, investment properties, luxury properties, single family, and condos. He has repeatedly raised the bar in providing exemplary customer service to his clients by making himself readily available at all times to resolve any and all of his client needs related to the real estate process. As a confident entrepreneur and businessman for more than 30 years, Joseph Giordano has acquired the necessary skills to negotiate and close the most complex and difficult deals. Understanding the importance of showcasing properties, Joseph offers his clients the full advantage of benefits and resources Coldwell Banker Reliable has to offer. In particular, he uses Coldwell Banker's huge national network and advanced marketing strategies and tools to further the interests of his clients by exposing his clients' properties to a wide range of potential buyers that the property would not otherwise be exposed to. Ultimately, Joseph knows how to get things done. He represents his clients with honesty, integrity and with the utmost diligence. Buying and selling your property is a complex process. Meet with Joseph today to learn more on how to professionally market your property to get the best deal possible. Joseph will readily organize a team of professionals that will get you to the closing table immediately. In the meantime, Joseph's services will include detailed progress reports on the status of the sale of your property. He is motivated in gaining a friend with every real estate transaction and be your personal agent for life! Give him a call to get a proper evaluation of your property.

Joseph's Awards

Ranked #1Top Producer Coldwell Banker Reliable 2017-2023 International President's Elite Award

Real Trends 2022 America's Best Realtor Ranked Top 1.49% of more than 1.6 Million licensed Realtors

Reliable Real Estate

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