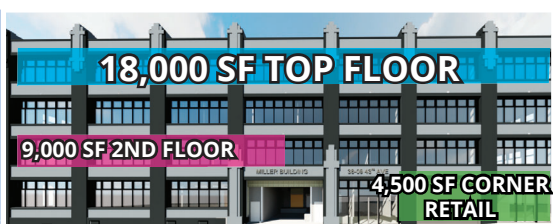


EXCLUSIVE FOR LEASE - DIVISIONS AVAILABLE

INDUSTRIAL FLEX WITH A VIEW AT THE **7** TRAIN!

38-09 43rd AVENUE LONG ISLAND CITY, NY 11101



AVAILABLE

- 9,000-18,000 SF TOP FLOOR
- 3,000-9,000 SF SECOND FLOOR
- 1,500-4,500 SF GROUND FLOOR RETAIL

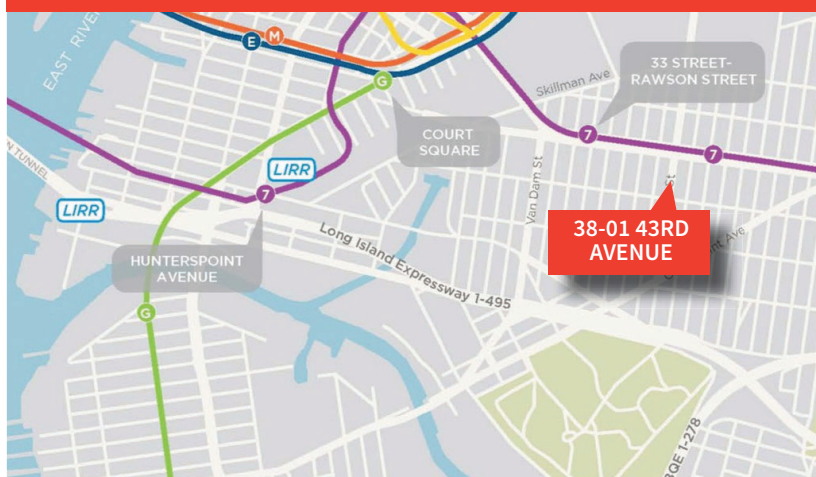
IMMEDIATE POSSESSION!

FEATURES

- INTERIOR LOADING DOCK / DRIVE-IN DOOR
- LARGE FREIGHT ELEVATOR
- HEAVY ELECTRIC & GAS SERVICE
- FULLY SPRINKLERED
- INDUSTRIAL OR CREATIVE SPACE
- **TWO BLOCKS TO THE **7** TRAIN**

REACH THE ENTIRE NYC METRO AREA!

NEWLY RENOVATED - NO LOSS FACTOR
DIVISIONS AVAILABLE!



Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

CONTACT EXCLUSIVE AGENT

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225