



## RARE HIGH CUBE LIC WAREHOUSE

### 18,000 SF - 28,000 SF W/ 30' CEILINGS @ BRIDGE AND SUBWAY MINUTES TO MANHATTAN!

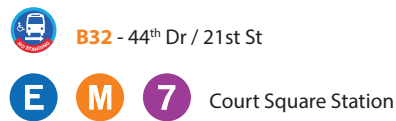
#### FEATURES:

- 3 1/2 Year Sublease
- 28,000 Sq. Ft. Space
- Division of 18,000 Sq. Ft. considered
- 30 ft Ceilings
- Hi-Tech Racking System included
- 2 Large Drive-In Doors
- 1 Interior Loading Dock
- Built-out Offices
- Additional Mezzanine Space
- Gas Heat

#### NEARBY:

- Queens Midtown Tunnel
- Queens Midtown Expressway
- Queensboro Bridge
- Queens Boulevard

#### Transportation:



**LEASE PRICE:**

**UPON REQUEST**

**11-49 44<sup>TH</sup> ROAD, LONG ISLAND CITY, NY**

**BLOCK: 446**

**LOT: 10**

**ZONING: M1-4.**

For Information About This Property  
Contact Exclusive Agents:

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# PINNACLE REALTY

OF NEW YORK, LLC

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718-784-8282

Exterior Photo





### Floor Plan







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