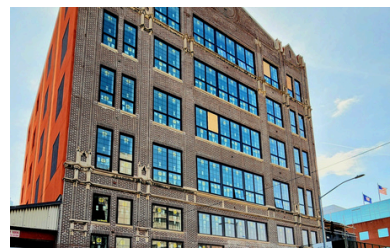
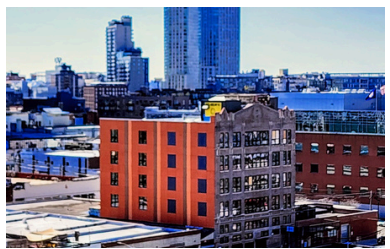




42-45 12TH STREET LONG ISLAND CITY

PROPERTY FOR LEASE MULTI OR SINGLE-TENANT OPPORTUNITY



POSSESSION:	IMMEDIATE
RENT:	UPON REQUEST
TERM:	NEGOTIABLE

BUILDING FEATURES:

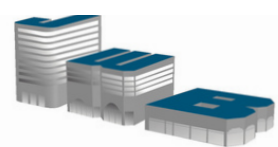
- 5-STORY LOFT BUILDING
- BUILDING BRANDING OPPORTUNITY FACING 59TH ST. BRIDGE
- 100,000 + CARS CROSS DAILY 59TH ST. BRIDGE
- ALL NEW BASE BUILDING SYSTEMS IN PLACE
- BRAND NEW OPERABLE ENERGY-EFFICIENT WINDOWS
- NEW LOBBY AND PASSENGER/FREIGHT ELEVATOR
- ZONING: M1-4 NYC RELOCATION & EMPLOYMENT ASSISTANCE PROGRAM (REAP)
- NEW WHITEBOX "DELIVERY" WITH LIGHTING AND HVAC
- COMMON OUTDOOR GREEN SPACE
- 24/7 BUILDING ACCESS

AVAILABILITIES:

1 ST FLOOR	7,500 SF	LEASED
MEZZANINE:	3,500 SF	LEASED
LOWER LEVEL:	6,500 SF	LEASED
2 nd - 5 th Floors:	7,000 SF	DIVISIBLE

TOTAL: 28,000 SF

TRANSPORTATION: **F M N W 7**



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42-45 12TH STREET

LONG ISLAND CITY



UNOBSTRUCTED MANHATTAN SKYLINE VIEW



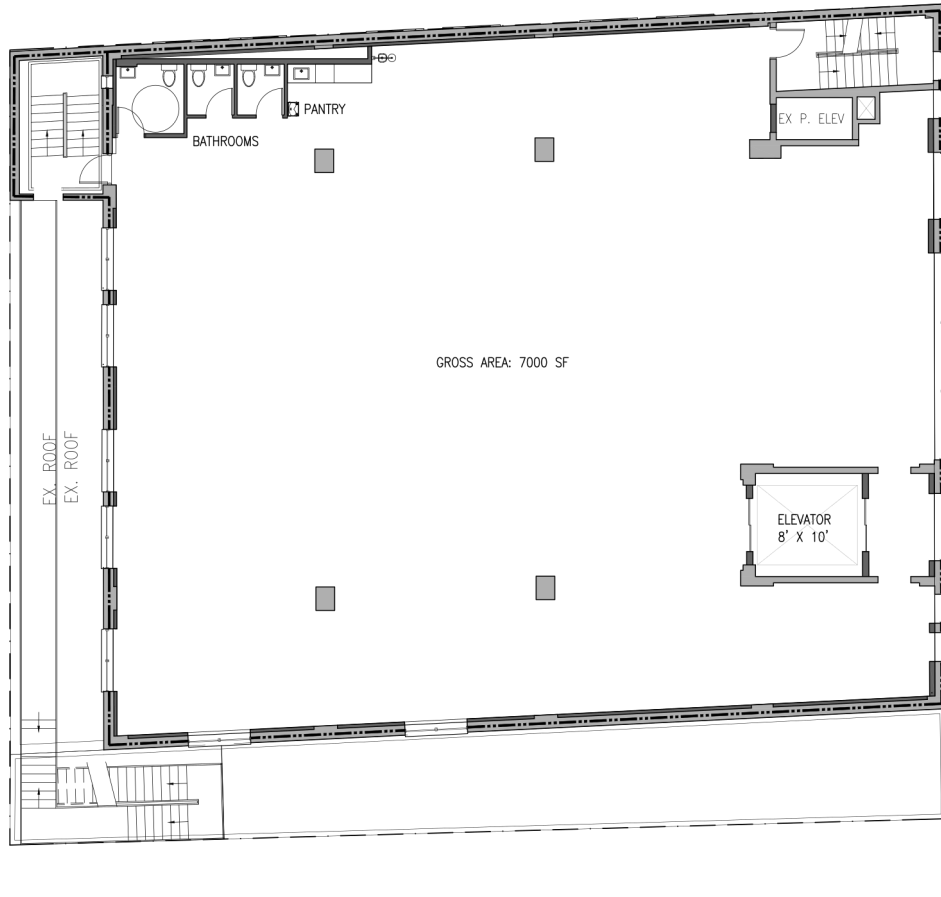
BUILDING
BRANDING OPPORTUNITY



5TH FLOOR SKYLIGHT



EXISTING
FLOORS 2-5



GROSS AREA: 7000 SF

ELEVATOR
8' X 10'

EX. ROOF
EX. ROOF

EX. P. ELEV.

BATHROOMS

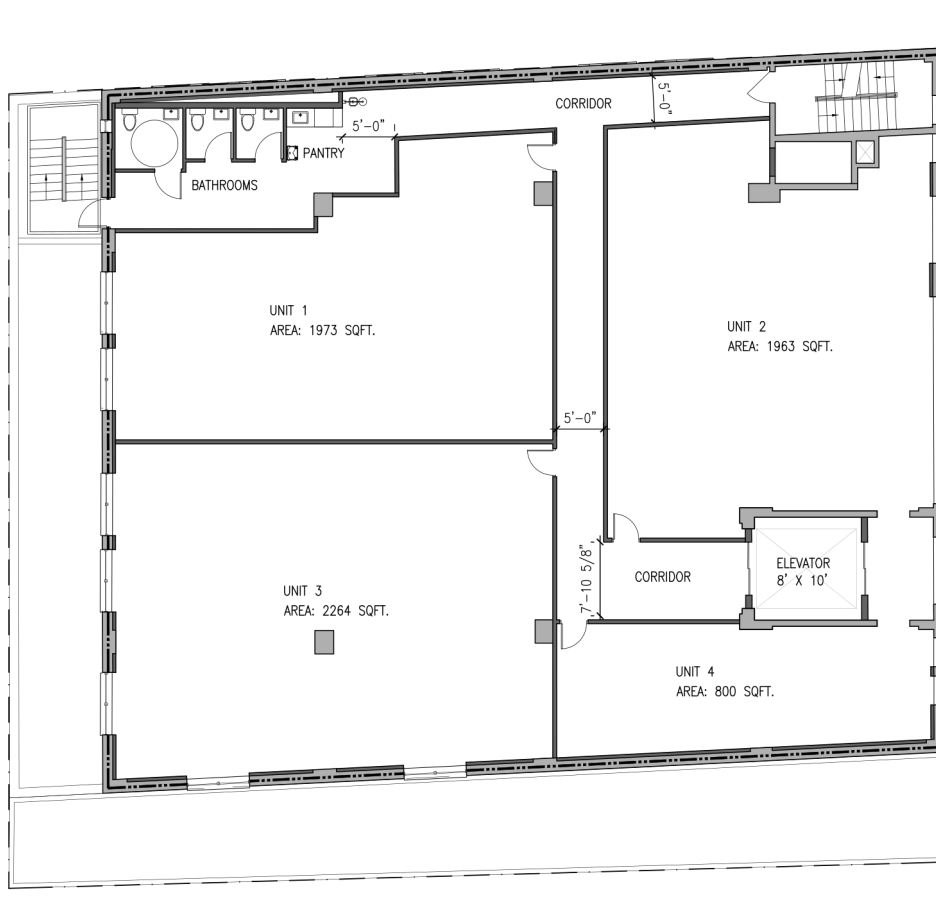
PANTRY

NOTE: ALL DIMENSIONS AND AREAS
ARE APPROXIMATE

2ND - 5TH FLOOR TYPICAL LAYOUT
42-45 12TH STREET, QUEENS, NY

SCALE: 1'-0" = 3/32"
(PRINTED ON 11X17, SCALE=3/32") DATE: FEBRUARY, 21, 2025

PROPOSED FLOOR DIVISIONS



UNIT 1
AREA: 1973 SQFT.

UNIT 2
AREA: 1963 SQFT.

UNIT 3
AREA: 2264 SQFT.

UNIT 4
AREA: 800 SQFT.

CORRIDOR

5'-0"

5'-0"

7'-10 5/8"

CORRIDOR

ELEVATOR
8' X 10'

BATHROOMS

PANTRY

UNIT 1 AREA:	1973 SQFT.
UNIT 2 AREA:	1963 SQFT.
UNIT 3 AREA:	2264 SQFT.
UNIT 4 AREA:	800 SQFT.
TOTAL AREA:	7000 SQFT.