

**35-02 Northern Blvd  
Long Island City, NY  
11,300 Square Foot 1 Story Building**



- FIREPROOF CONSTRUCTION
- FULLY SPRINKLERED
- 16 TO 18 FOOT CEILING HEIGHTS
- 3 DRIVE-IN DOORS
- GAS HEAT
- 400 AMPS
- SEVERAL THOUSAND SQ. FT. OF FINISHED SHOWROOM/OFFICE SPACE
- TREMENDOUS EXPOSURE ON NORTHERN BLVD
- SHORT WALK TO SUBWAY
- SECONDS FROM 59<sup>TH</sup> STREET BRIDGE
- POSSESSION: IMMEDIATE

RENT: \$395,500/ANNUM MODIFIED GROSS

For Further Information or Inspection  
Contact Exclusive Broker  
Joseph Hentze  
Hentze-Dor Realty, LLC.  
516-446-1849  
[jh@hentze-dor.com](mailto:jh@hentze-dor.com)

