

FOR LEASE or FOR SALE

4,000 SF | INDUSTRIAL BUILDING

43-39 35th St, Long Island City, NY 11101, USA



OFFERING SUMMARY

Building Size:	4,000 SF
Offices:	2
Taxes:	\$23,616/year
Block:	00222
Lot:	0013
Zoning:	M1-4
Year Built:	1931

PROPERTY HIGHLIGHTS

- 1 x Loading Dock
- 1x Drive in Ramp
- 1 x Built offices
- 8 x Skylights
- 14' Ceiling Height
- Gas Heat
- Double wide street
- Across the street from #7 Subway Train

PROPERTY OVERVIEW

This 40 x 100 rectangular shape industrial building with minimal columns, 8 skylights, and prebuilt offices (can be removed to create more warehouse space) is an ideal storage, logistics, distribution or light manufacturing facility.

Located on a double wide one way street provides easy access for trucking deliveries, while loading can be handled through either the built in exterior loading dock, or the drive-in vehicle ramp.

Situated on 35th St between Queens Blvd and 43rd Ave this unbeatable strategic location is near major highways and bridges such as the Queensboro bridge, LIE I-495, BQE-I278, with easy access to Manhattan, Queens, Brooklyn, Bronx or Long Island.

Employees will appreciate the proximity to the #7 commuter subway station located directly across the street, as well each municipal and street parking also located across the street.

All information furnished regarding for sale or rent is from source deemed reliable but no warranty or representation expressed or implied is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price rental or other conditions prior sale, lease or withdrawal without notice.

CONTACT EXCLUSIVE AGENT:

EITAN HAKAMI

Licensed Associate Real Estate Broker
Commercial and Investment RE Certified

EHakami@Greiner-Maltz.com

(917) 716-7751

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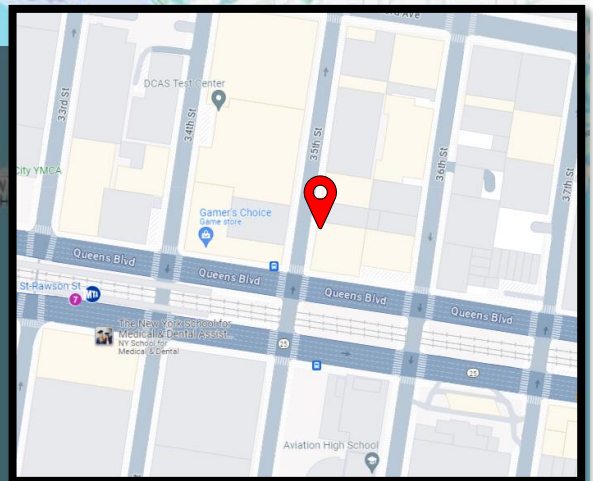
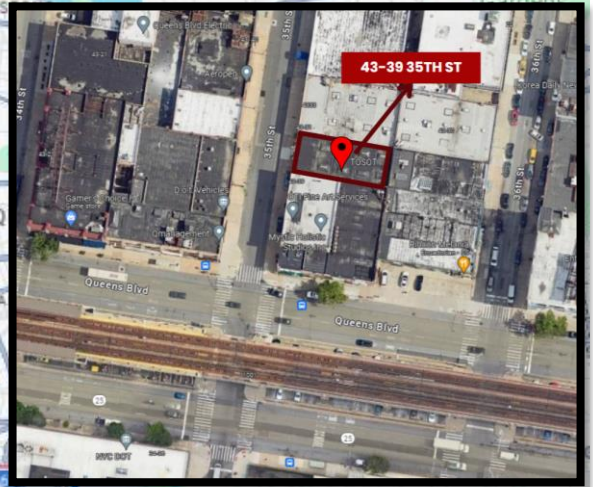
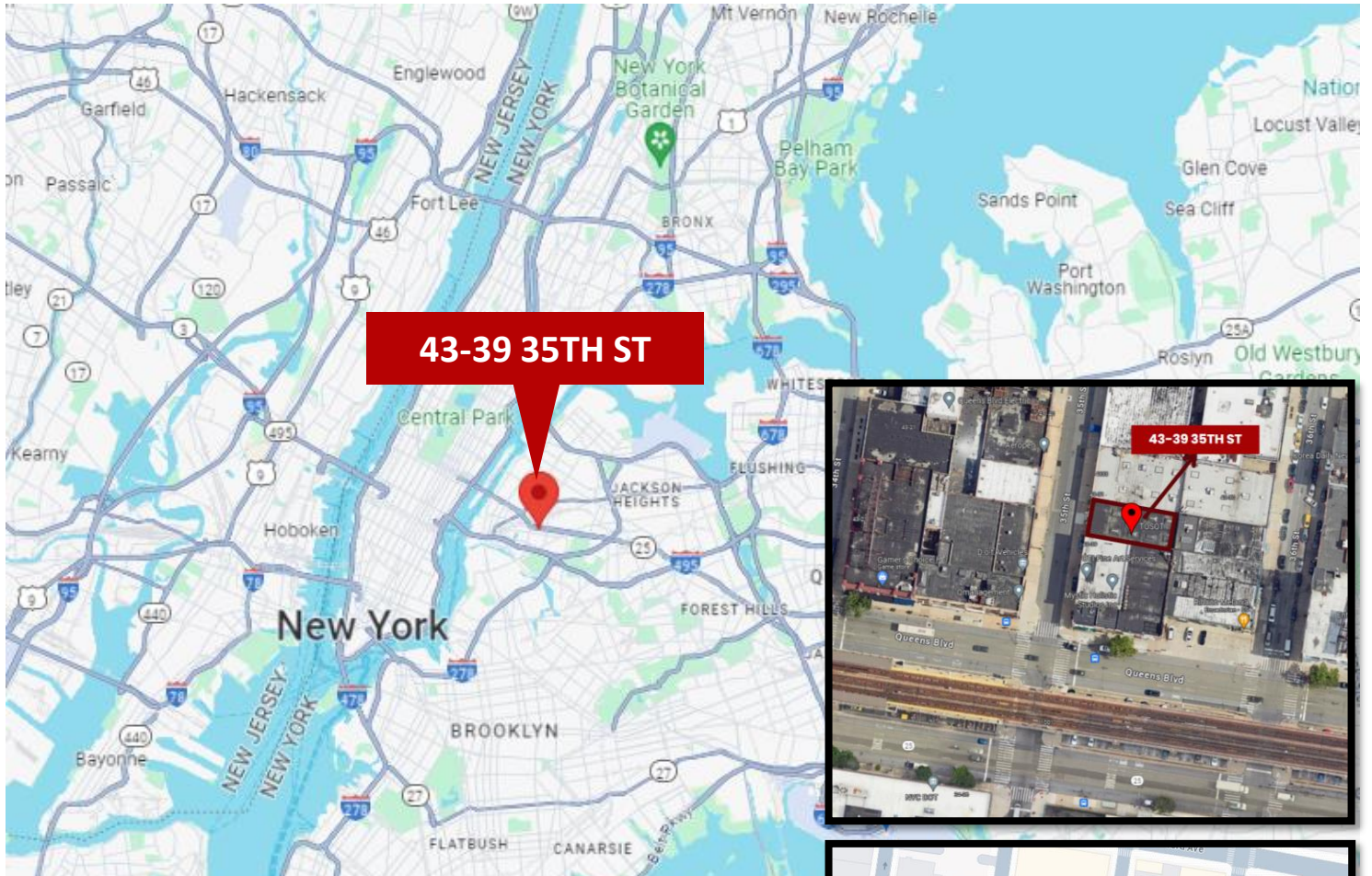
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43-39 35th St is conveniently located just a short 2-minute walk away from the #7 33RD ST/Rawson St Subway Station, with adjacent street parking, and municipal parking located across the street

Property has easy access to   highways with access to the Queensboro bridge, Manhattan, Brooklyn and Bronx.

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