

AVAILABLE FOR SUBLEASE (3-8 YEARS)

PRIME LIC, NEW YORK LOCATION! WAREHOUSE WITH OFFICE FOR LEASE

One half block from 21st St between Queensboro Bridge & Long Island Expwy

Perfect for auto body, repair, dealership, warehouse, showroom, manufacturing, distribution, and various commercial and industrial uses. Ground fl and 2nd fl office and Ground fl warehouse can be leased separately.



LOCATED IN THE HEART OF LONG ISLAND CITY. CLOSE TO MANHATTAN.



OFFERING SUMMARY

Perfect for both **commercial** and **industrial uses**, this warehouse with office space is available for **sublease** with flexible terms of **3 to 8 years**. Additionally, the **warehouse and office can be leased separately**.

SECOND FLOOR - 2,371 SF

- Fully Built-Out as Standard Office
- Partitioned Offices
- Space is in Excellent Condition
- Fits 7 - 20 People
- Private entrance. Separated from warehouse.
- Private offices, conference room & bathrooms.
- High Ceilings, Central Air Conditioning, Heat and with Natural Light
- Mostly Open Floor Plan Layout, One Private Office

GROUND FLOOR - 8750 SF

- Ideal for auto body, repair, dealership, logistics, and any industrial or manufacturing use.
- Lifts may be available
- 1 Drive in
- High Ceilings
- Lots of natural Light
- Space is in Excellent Condition

Conveniently located just a **3-8 minute walk** from multiple **subway lines**. Strategically situated in the **heart of Long Island City**, the shop offers easy access to the **Queensboro Bridge, Long Island Expressway (LIE) 495, and Midtown Tunnel**.

CONTACT AGENT

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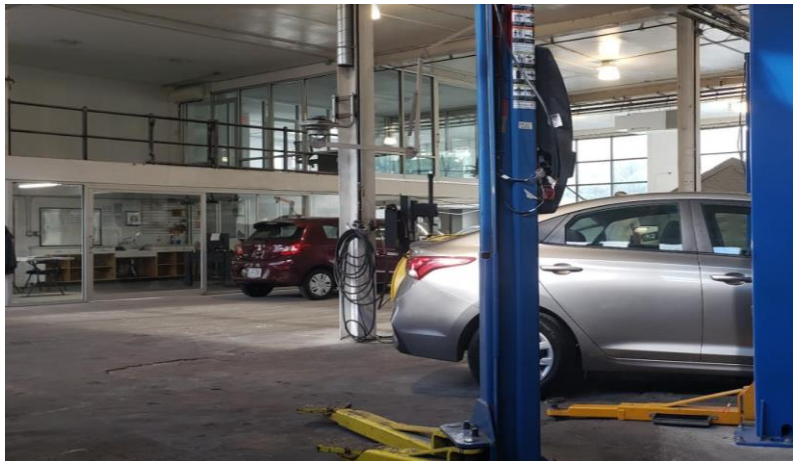
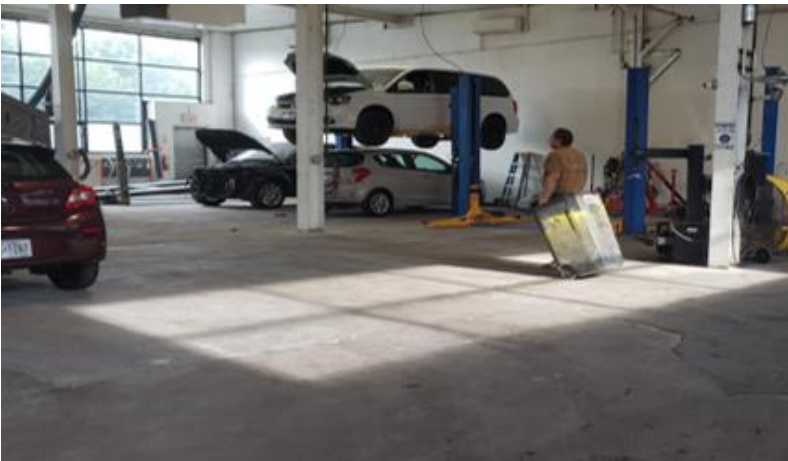
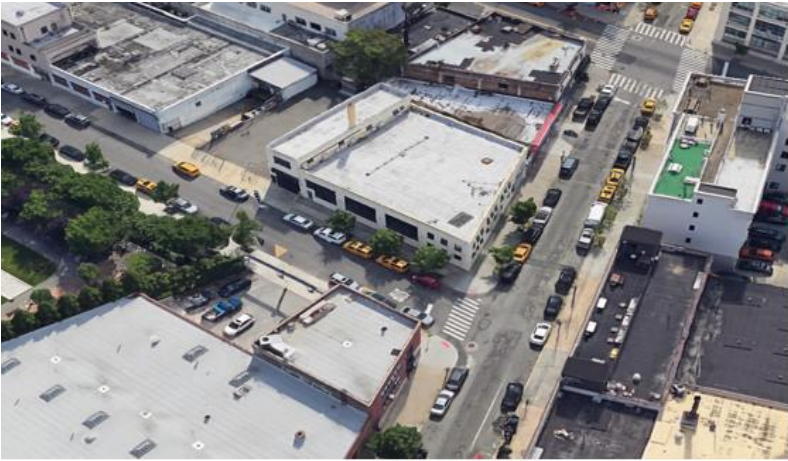
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