

LONG ISLAND CITY – LAST MILE – 125,000 SF PROPERTY AND LAND

80,000 SF INDUSTRIAL FLEX + 10,000 SF OFFICE SPACE + 22,500 SF PARKING LOT + 4,700 SF 2 STORY DRIVE-IN



VACANT & AVAILABLE IMMEDIATELY FOR LEASE

45-01 VERNON BOULEVARD, LONG ISLAND CITY AKA 10-01 45 ROAD & 10-11 / 10-01 46TH AVENUE

Formerly the Headquarters of DHL, The Building Later Served as The New York Blood Bank for 25 Years

Flex Property with Unique Attributes:

- Ideal for 'last mile' warehouse
- Approximately 20 FT ceiling heights
- 2 roll-up garages with interior loading bays
- Three additional loading bays can be restored with existing curb cuts for drive through accessibility
- 22,500 SF of land for parking, staging or other tenant needs
- "Unlimited" floor loads
- High-quality furnished office space in move-in condition (10,000 sf)
- 4,000 amps, three phase four wire 220 amp electric service
- Fully functioning climate controlled HVAC system throughout premises
- A portion of the property contains refrigerated insulated storage

For More Information, Contact Exclusive Agent - ABS Partners Real Estate:

Ben Waller
bwaller@absre.com
212-400-9515

Anthony D'Iorio
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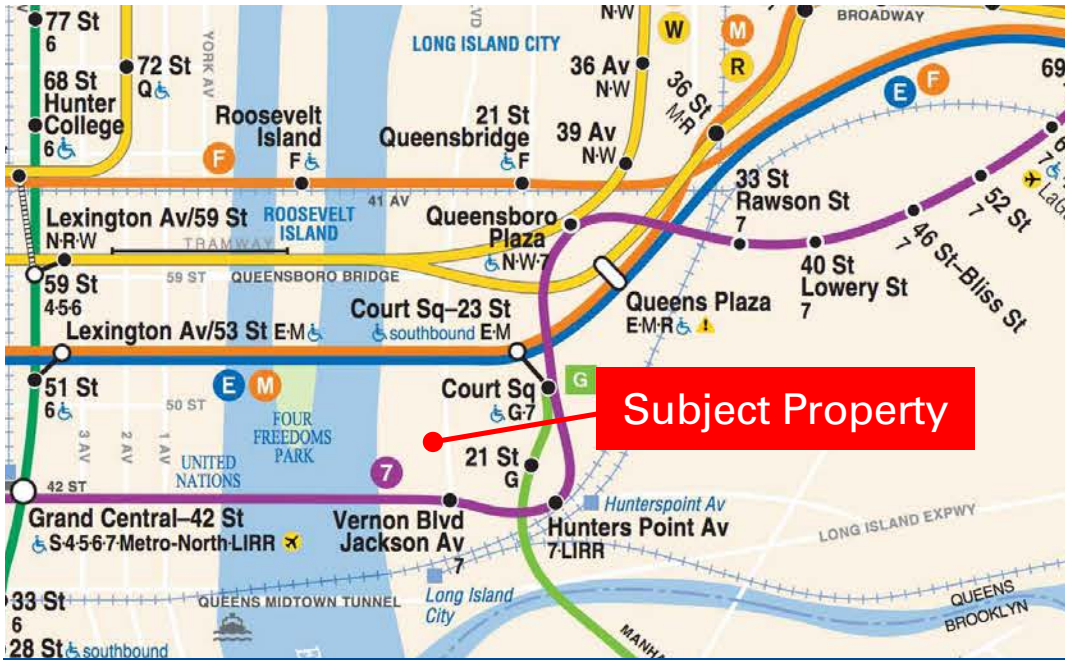
Site Overview

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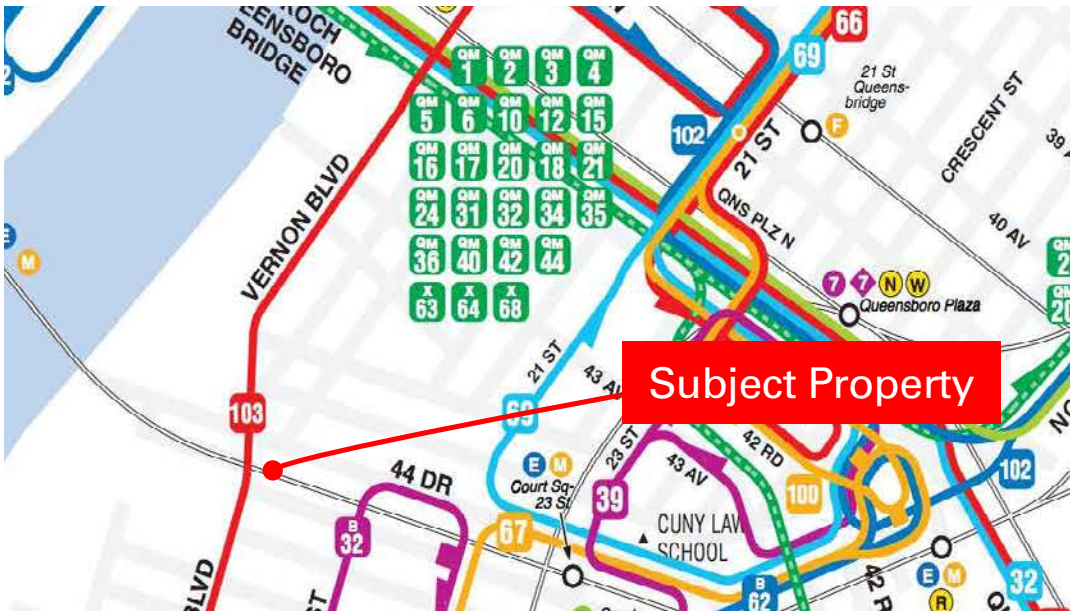




Subway Map

CONVENIENTLY LOCATED

TWO STOPS
TO TIMES SQUARE



Bus Map

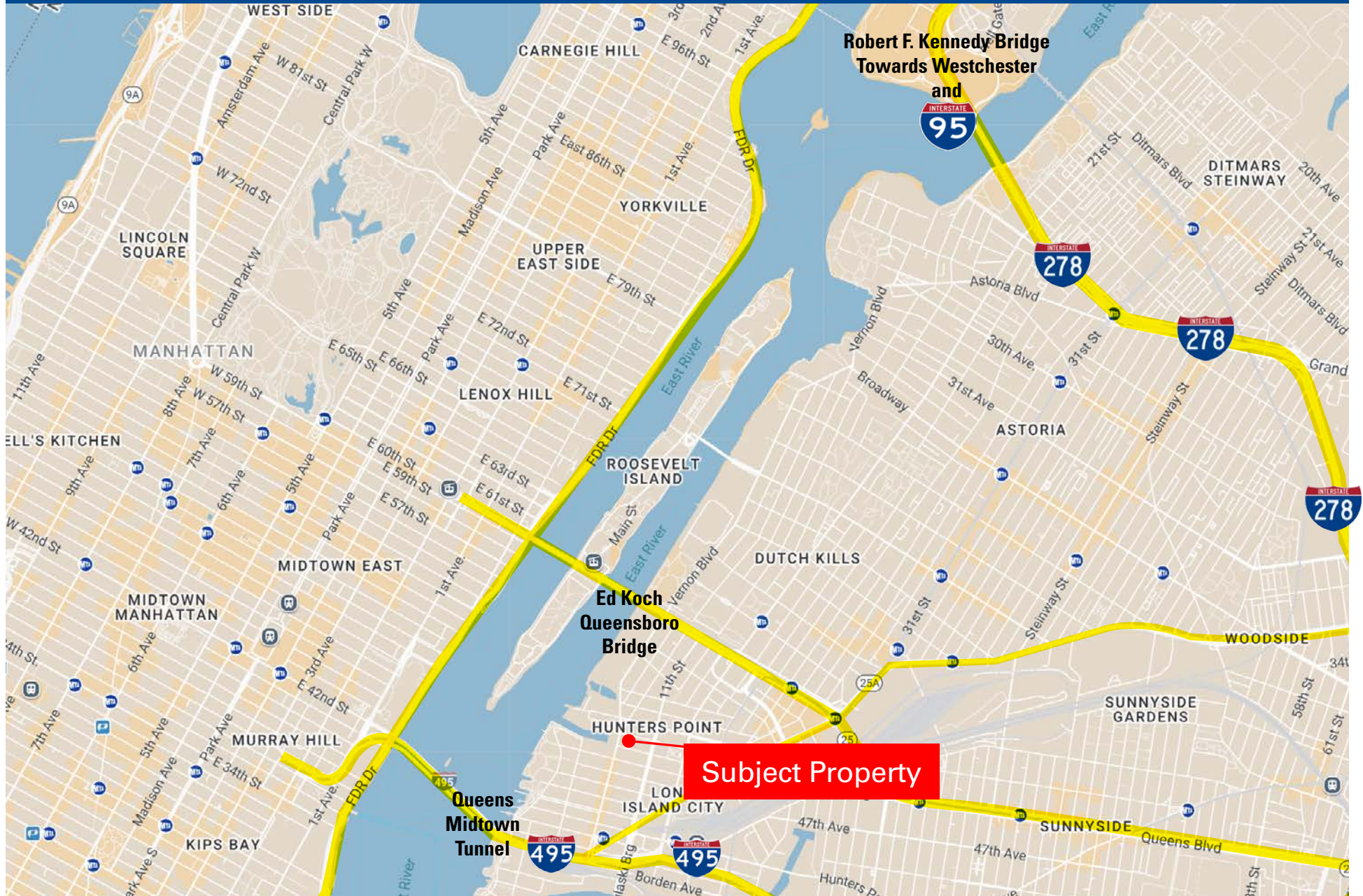
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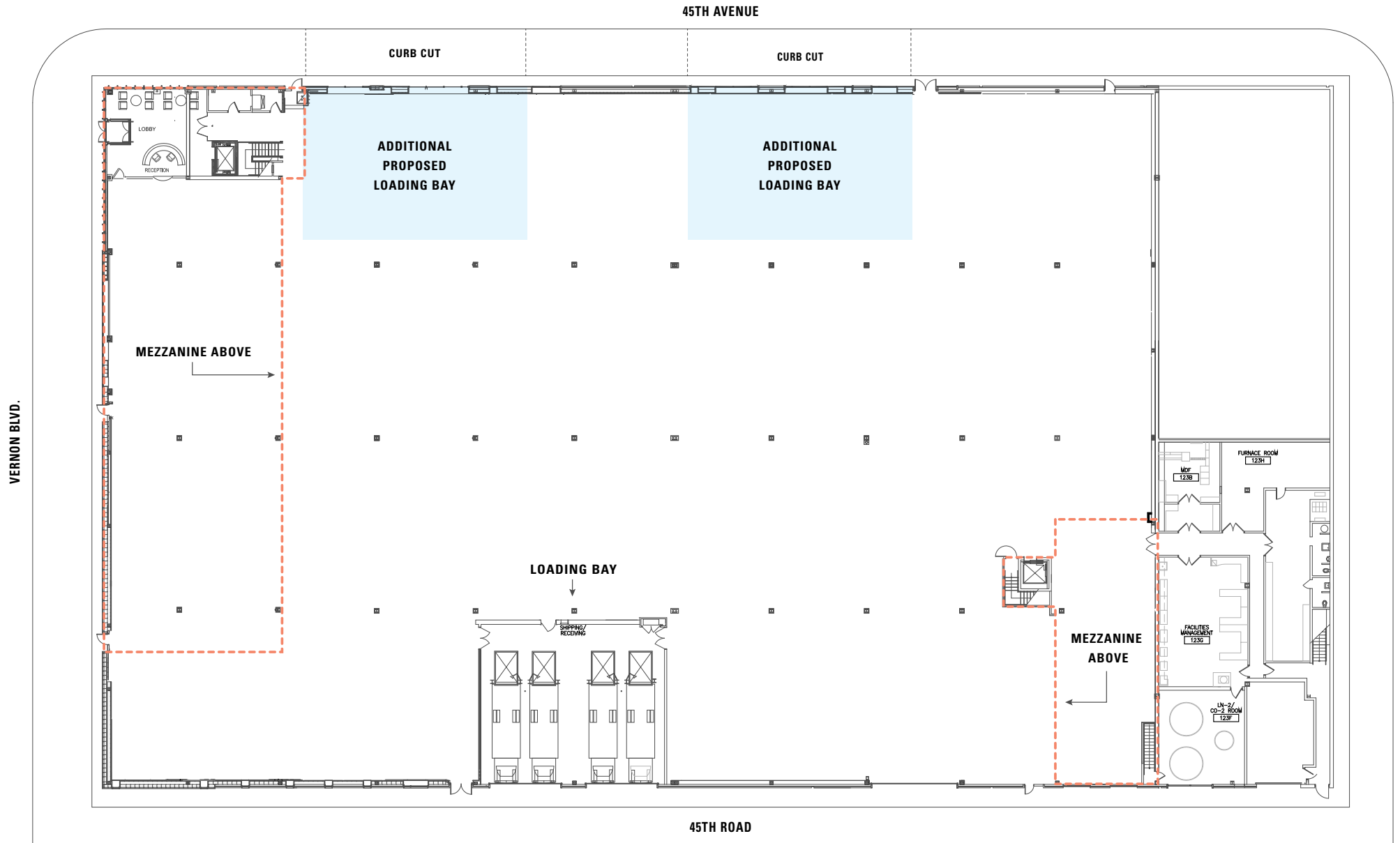
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ACCESSIBLE VIA MAJOR HIGHWAYS, ARTERIAL ROADS, BRIDGES & TUNNELS



GROUND FLOOR - 80,000 SF INDUSTRIAL FLEX - PROPOSED CONDITIONS



MEZZANINE - 10,000 SF OFFICE SPACE - PROPOSED CONDITIONS

