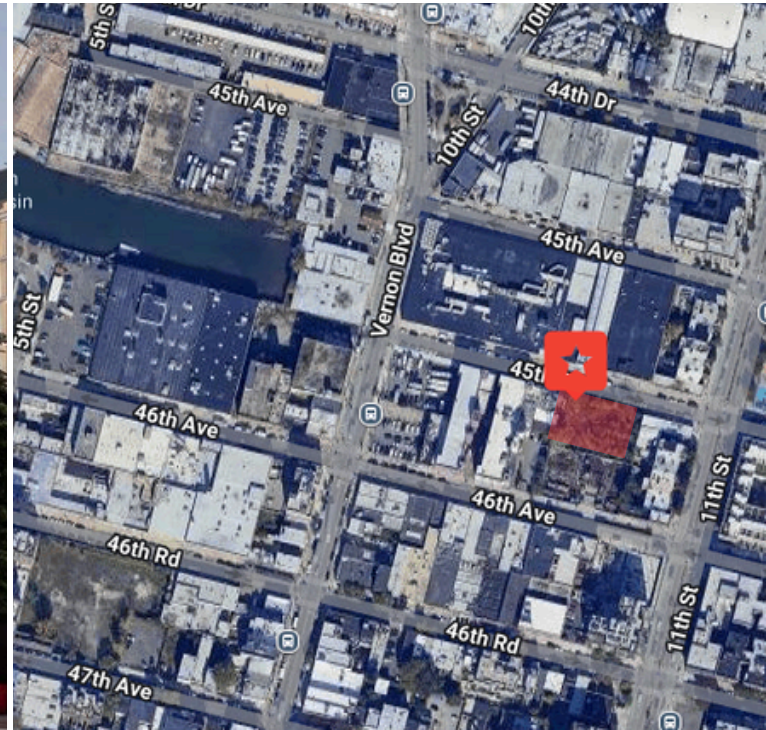
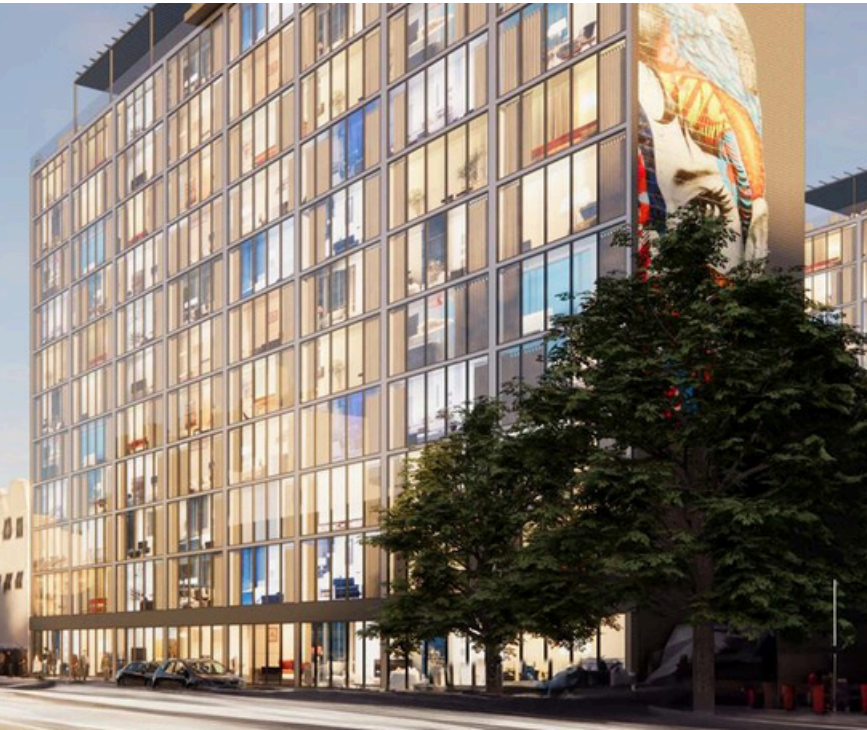


FOR SALE

10-38 45TH RD, LONG ISLAND CITY, NY 11101

# 16,000 S/F VACANT LONG ISLAND CITY LAND

**SUPER PRIME** LONG ISLAND CITY LOCATION OFF VERNON BLVD.



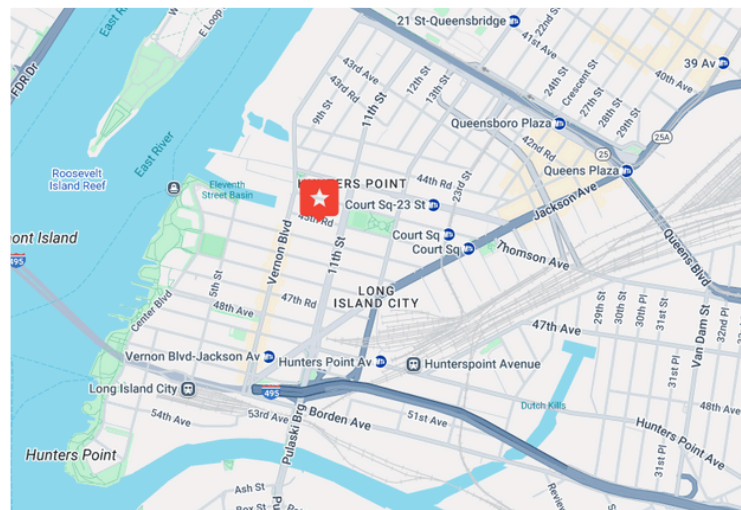
## PROPERTY OVERVIEW

**BUILDING SIZE:** 16,000 SF LAND  
**LOT DIMENSIONS:** 160' X 100'  
**ZONING CODE:** M1-2  
**BLOCK & LOT:** BLOCK: 49 / LOT: 35  
**F.A.R.** COMMERCIAL 2.0 (32,000 BSF)  
FACILITY 6.5 (104,000 BSF)

**EXCELLENT DEVELOPMENT OPPORTUNITY**  
**CONVENIENT LOCATION, ACCESS TO MAJOR HIGHWAYS**  
**AND PUBLIC TRANSPORTATION**

## PROPERTY FEATURES

- PERFECT COMMERCIAL / MIXED USE OPPORTUNITY
- HIGH TRAFFIC AREA LOCATED IN THE HEART OF LONG ISLAND CITY
- 10 MINUTES TO MIDTOWN MANHATTAN
- CONVENIENTLY LOCATED. ACCESS TO



## CONTACT EXCLUSIVE AGENTS

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**GREINER-MALTZ**  
REAL ESTATE