

36-01

37TH AVENUE

LONG ISLAND CITY, NY



65,500 SF M1-1 PROPERTY
FOR SALE

36-01

37TH AVENUE

LONG ISLAND CITY, NY

FOR INFORMATION,
PLEASE CONTACT:

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EXECUTIVE SUMMARY

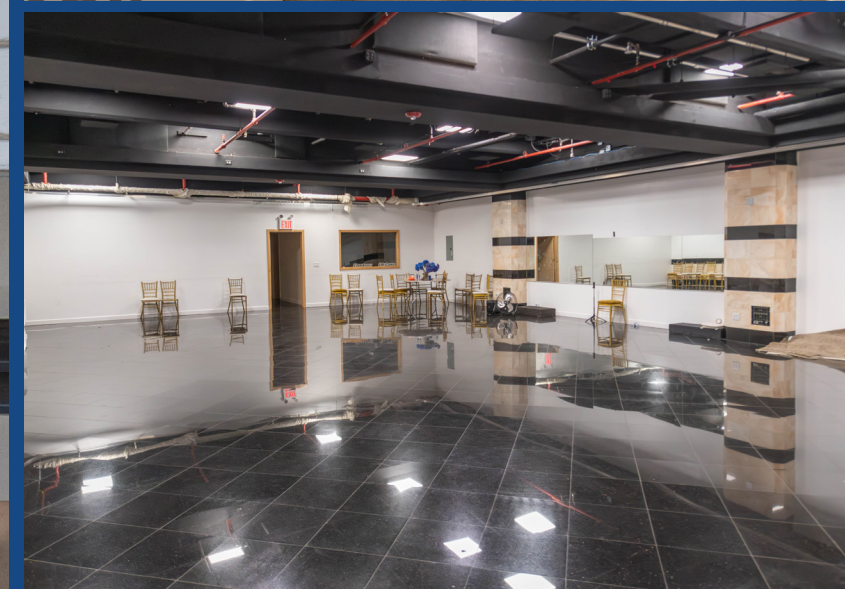
Colliers has been exclusively retained to facilitate the sale of 36-01 37th Avenue. This property is located in the highly desirable Long Island City neighborhood of Queens and occupies a prominent blockfront on 37th Avenue between 36th and 37th Streets, just one block from Northern Boulevard. The property is set on a 28,091 square foot lot and features a 4-story, approximately 65,500 square foot mixed-use building, offering industrial, office, and retail opportunities.

The site benefits from excellent transportation options, being close to Northern Boulevard, Grand Central Parkway, Queens Boulevard, and the Long Island Expressway. It is also just steps away from the 36th Street Subway Station, serviced by the E, M, and R trains, and the 39th Avenue-Dutch Kills Subway Station, serviced by the N and W trains. With its block-through access and versatile usage potential, 36-01 37th Avenue represents a remarkable opportunity in one of New York City's fastest-growing neighborhoods.

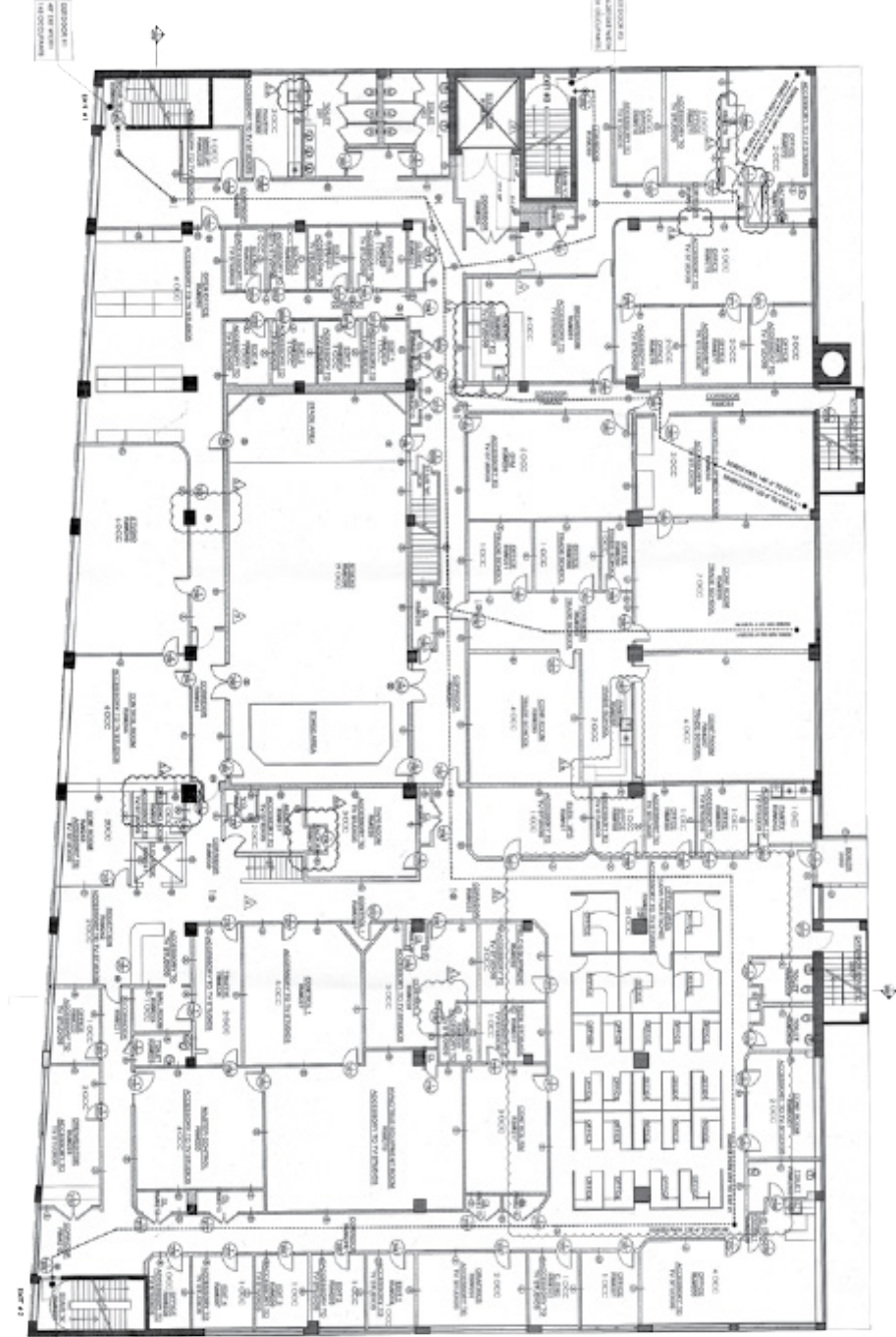
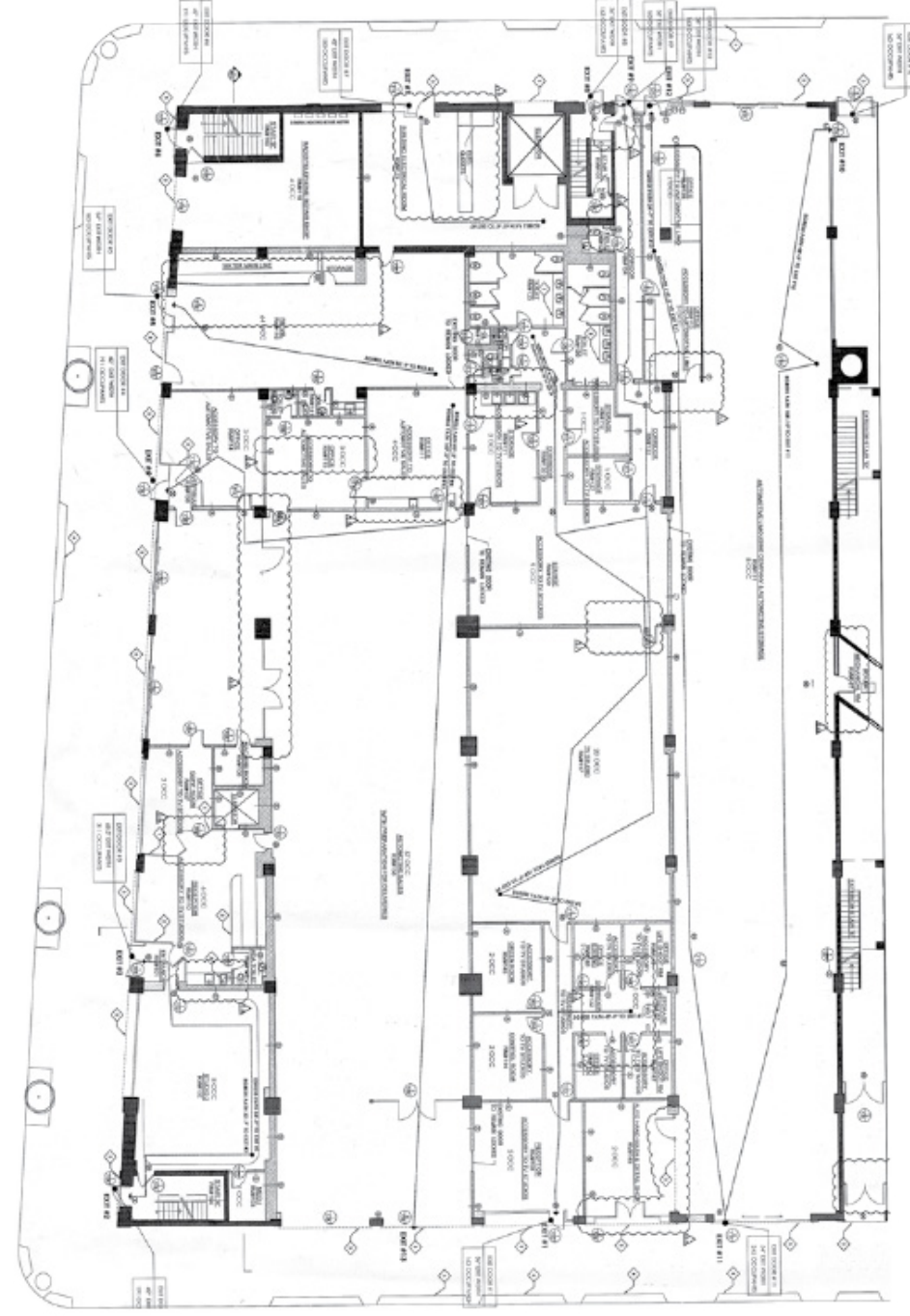
Key Features:

- 28,091 (approx.) Square Foot Lot
- 65,500 (approx.) Total Square Feet
- 9 Drive-In Doors
- Updated Freight Elevator
- Refurbished Passenger Elevator
- Natural Light
- High Ceilings
- Main Street Exposure



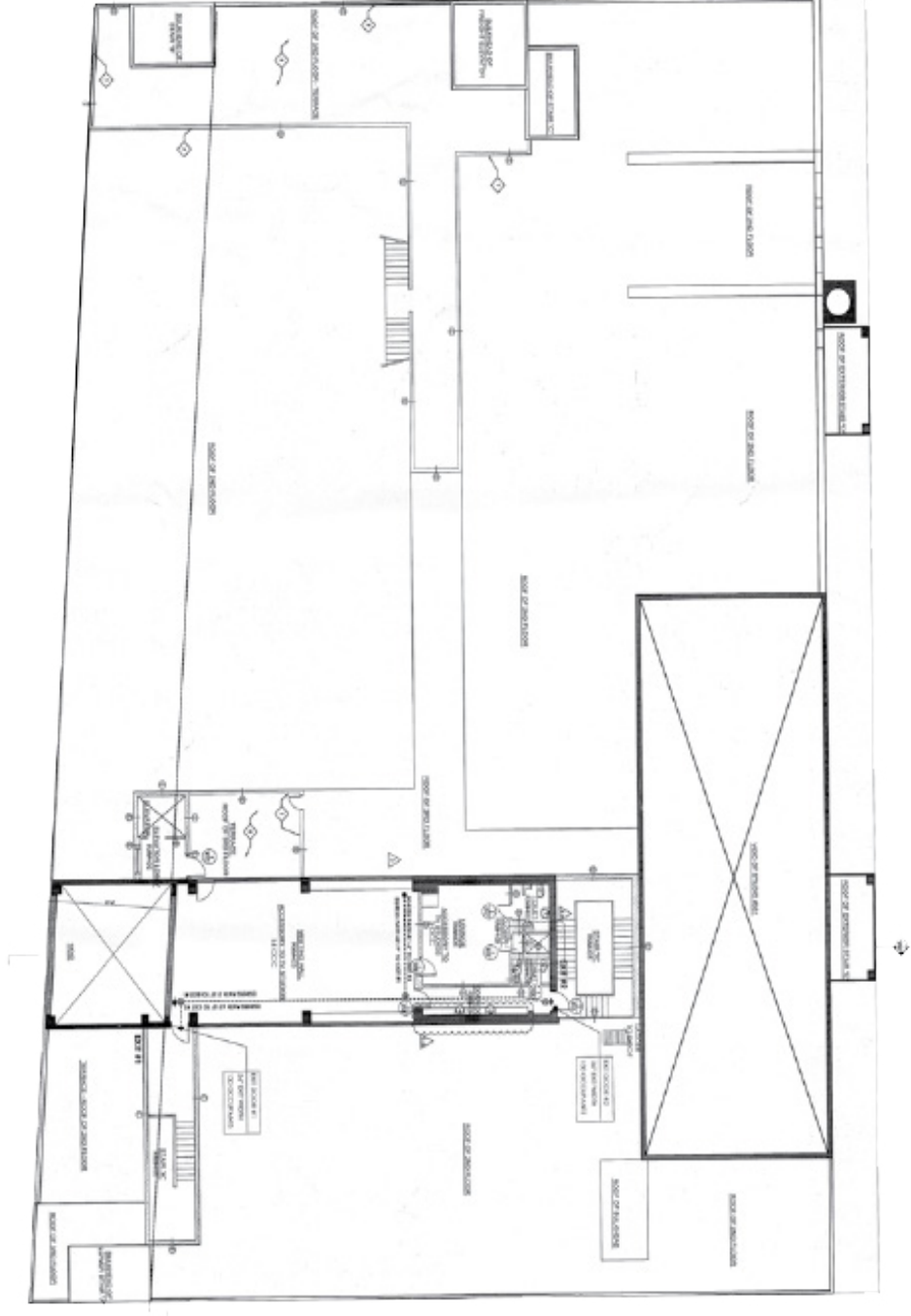
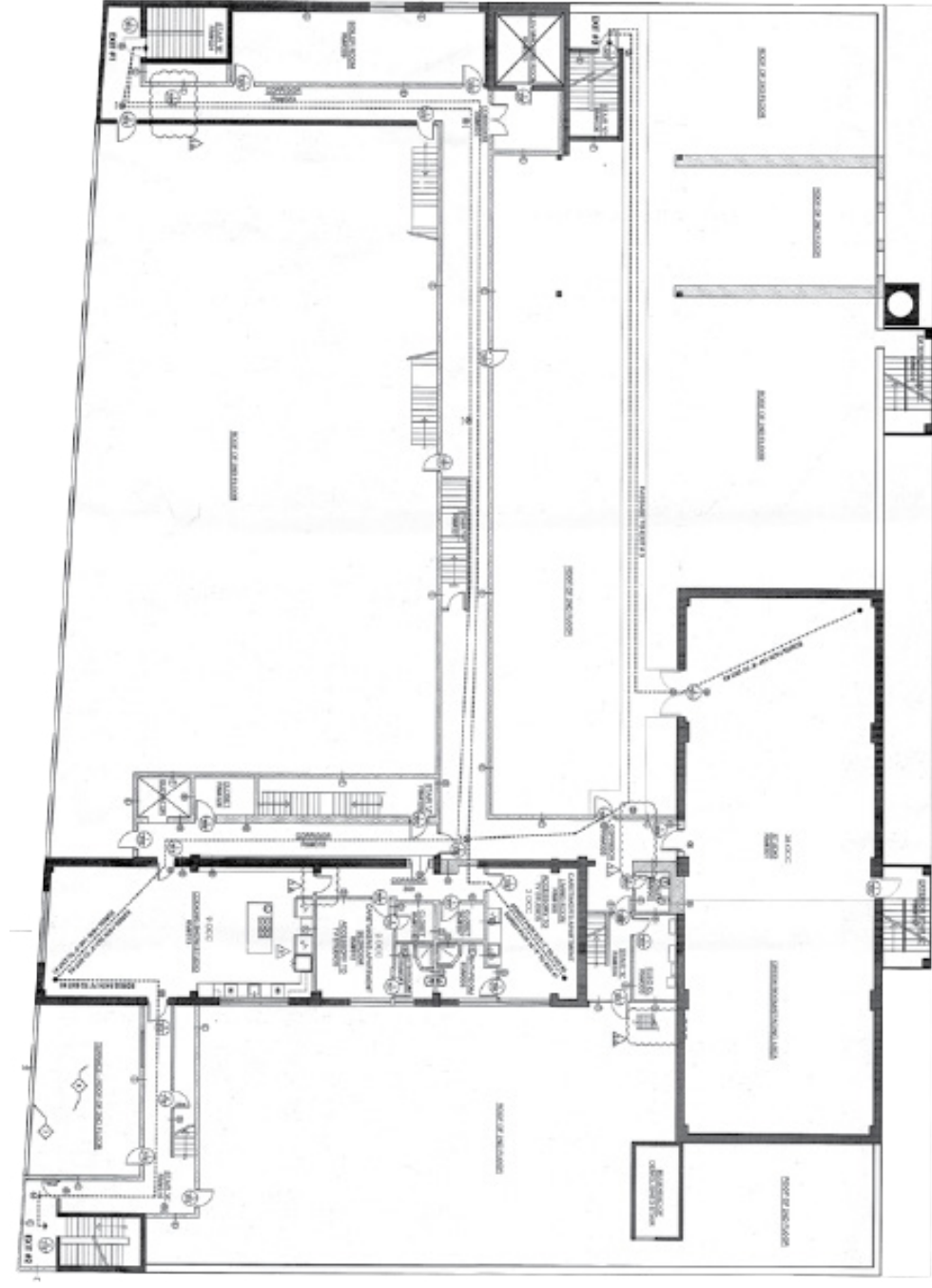


1st FLOOR PLAN



2nd FLOOR PLAN

3rd FLOOR PLAN



4th FLOOR PLAN

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