

# PLAXALL INC.

CELEBRATING OVER 75 YEARS IN L.I.C.



## Available Properties

Long Island City, NY  
October 2025



# Transportation Access

## Transit within 10-minute walk:

- Subways (7, E, M, G)
- NYC Ferry
- LIRR

## Roadway/Highway access:

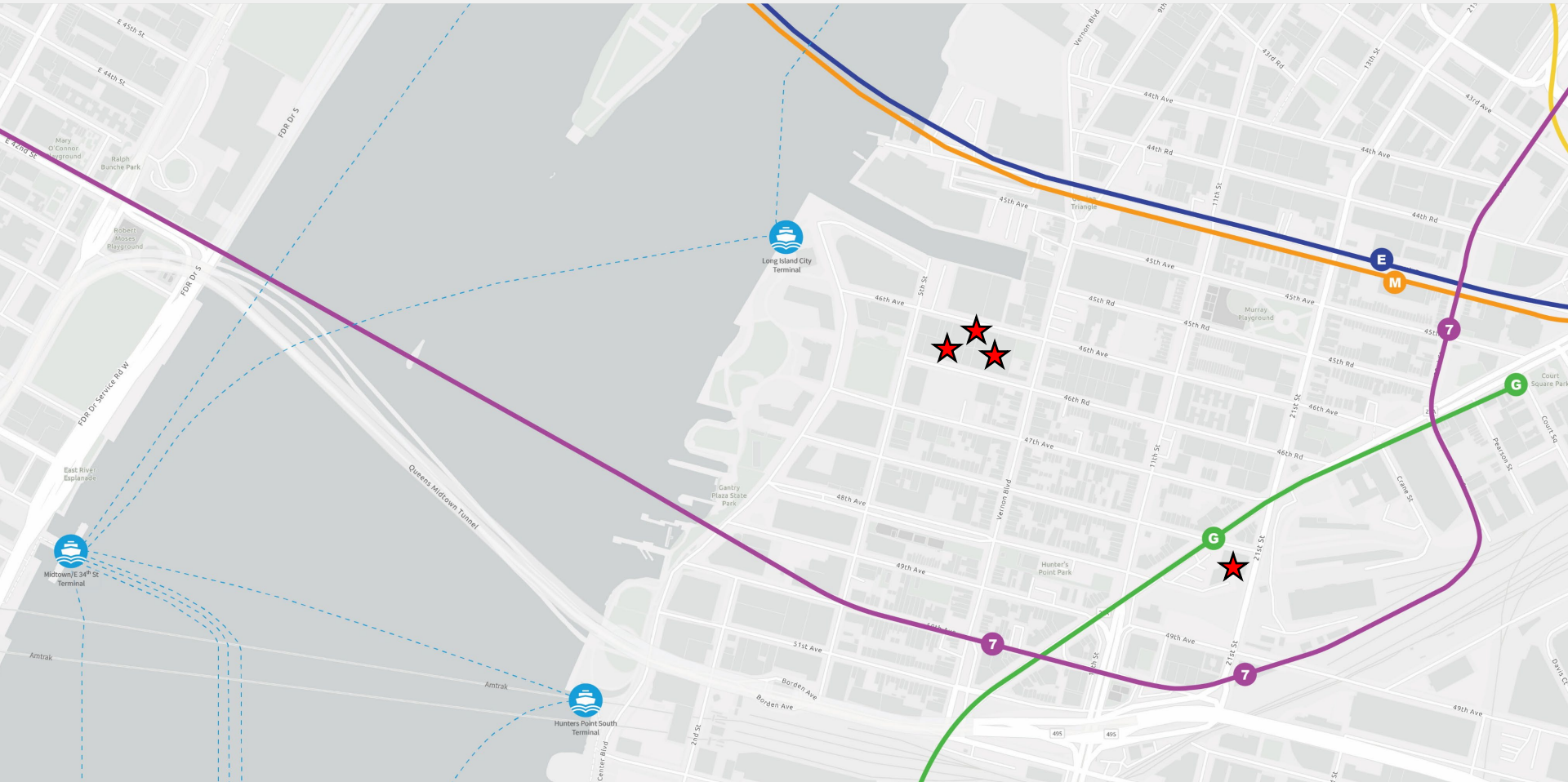
- I-495 (L.I.E.)
- Queensboro Bridge
- Jackson Avenue

## Railway/Airport access:

- Grand Central - 15 mins
- Penn Station - 25 mins
- LGA Airport - 20 mins
- JFK Airport - 35 mins

## Bicycle access:

- 6 Citi Bike locations
- 15-minute ride to nearby neighborhoods



# 5-46 46<sup>th</sup> Avenue

## 11,000+ RSF

Flex / Light Industrial

\$30 / RSF

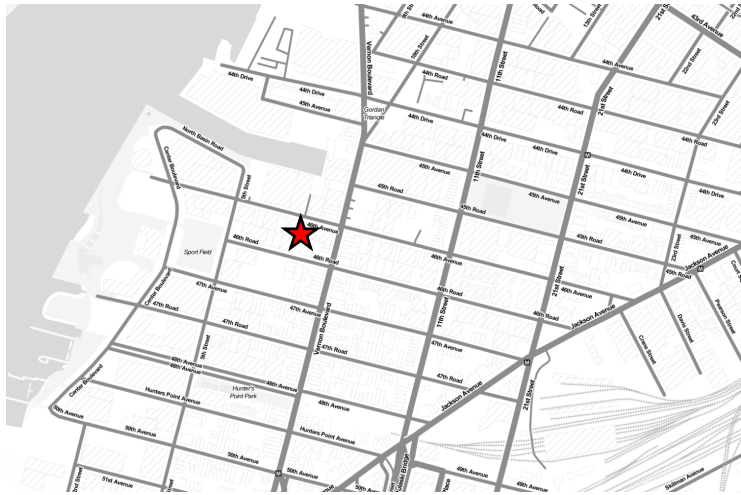


Photo by: Steven Spellotis



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- Warehouse use only
- Flexible divisions starting at 1,500 SF
- 24-hour access
- 10' – 20' ceiling heights
- Two Loading Docks
- Freight elevators
- High floor loads & power loads
- Restrooms



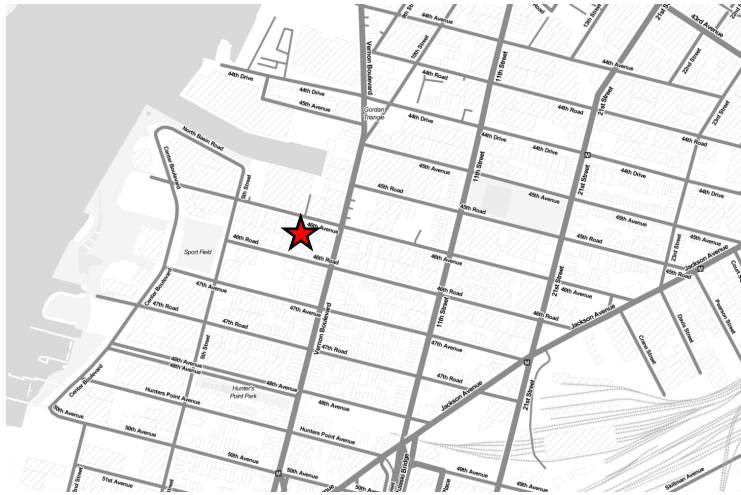


# 5-46 46<sup>th</sup> Avenue

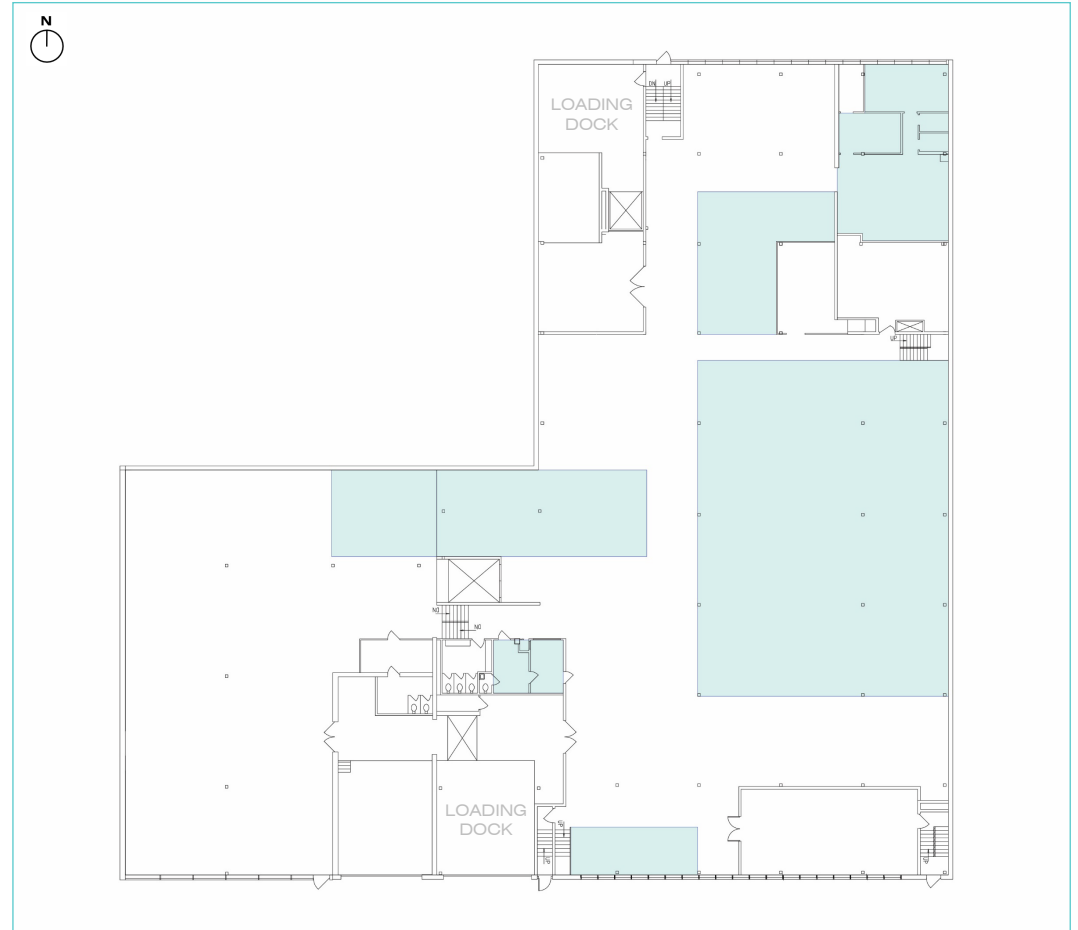
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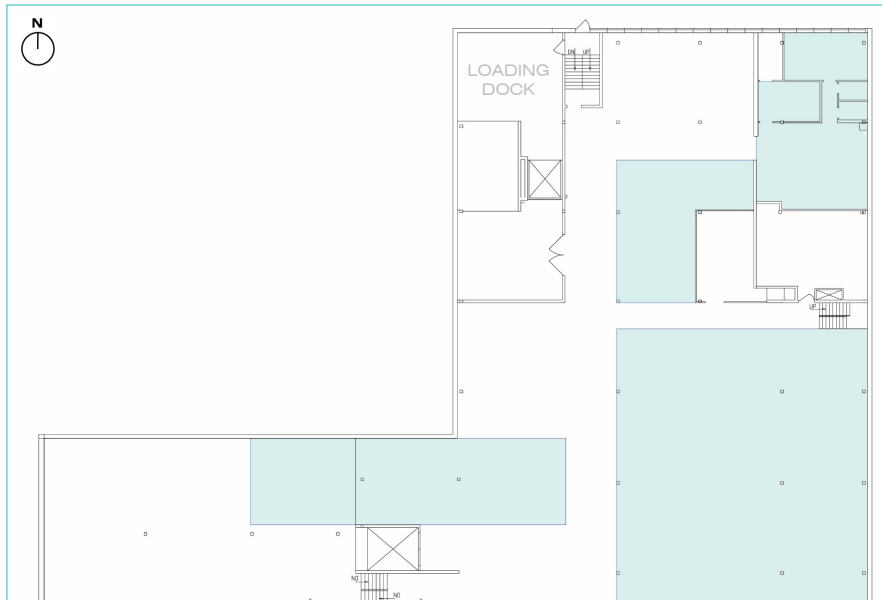


# 5-46 46<sup>th</sup> Avenue

## 11,000+ RSF

Flex / Light Industrial

\$30 / RSF



- Warehouse use only
- Flexible divisions starting at 1,500 SF
- 24-hour access
- 10' - 12' ceiling heights
- Direct access to loading lock
- Includes partially-built office & bathroom



# 5-46 46<sup>th</sup> Avenue

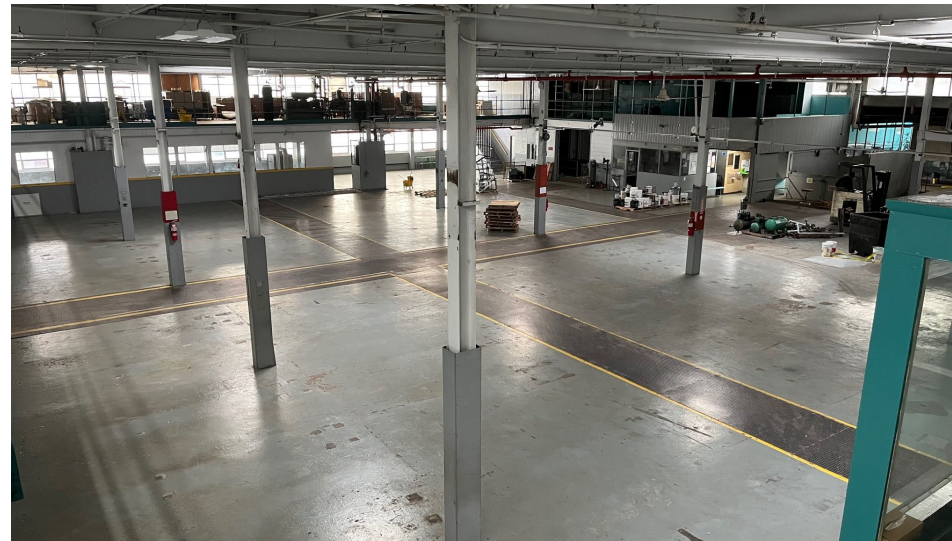
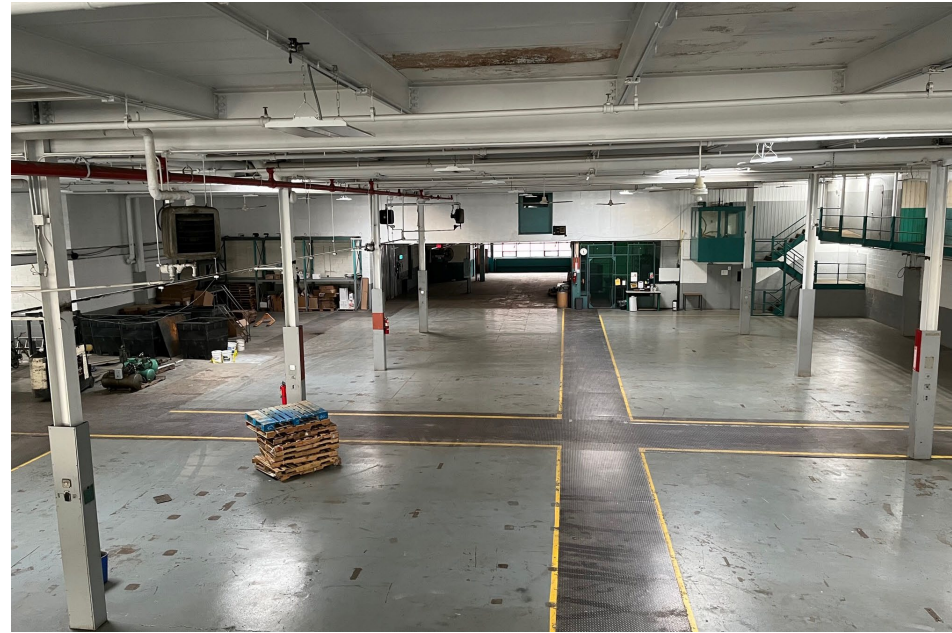
## 11,000+ RSF

Flex / Light Industrial

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- Warehouse use only
- Flexible divisions starting at 1,500 SF
- 24-hour access
- 18' - 20' ceiling heights
- Direct access to loading dock(s)
- Includes office







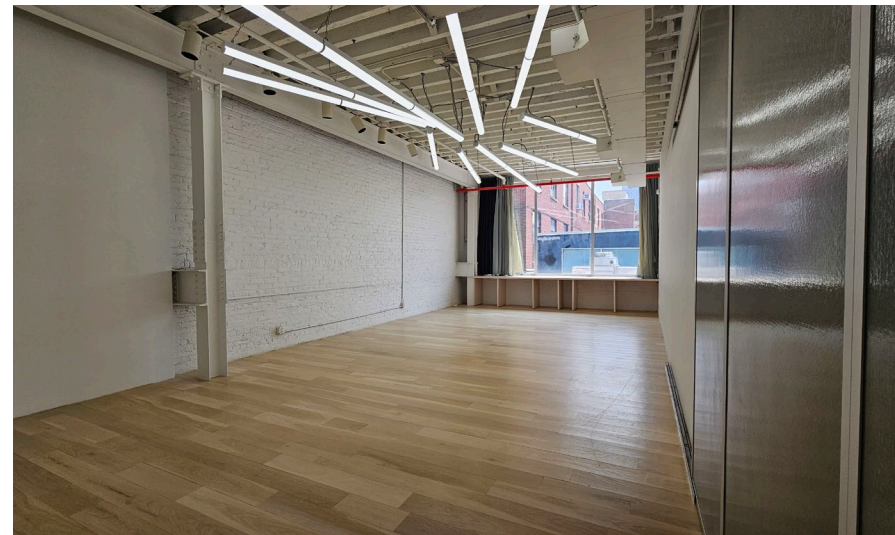




# 5-17 46<sup>th</sup> Road (2<sup>nd</sup> Fl.)

## 580+ RSF

Flex / Office



- 24/7 Access
- Turnkey
- Brick wall interiors
- Hardwood floors
- Large windows
- Restroom

# 5-26 46<sup>th</sup> Avenue (2<sup>nd</sup> Fl.)

**1,100+ RSF**

Flex / Office

**\$36 / RSF**



- 24/7 access
- Loading dock
- Freight elevator
- Large open workspace
- In-unit sink
- Naturally lit





# 5-26 46<sup>th</sup> Avenue (2<sup>nd</sup> Fl.)

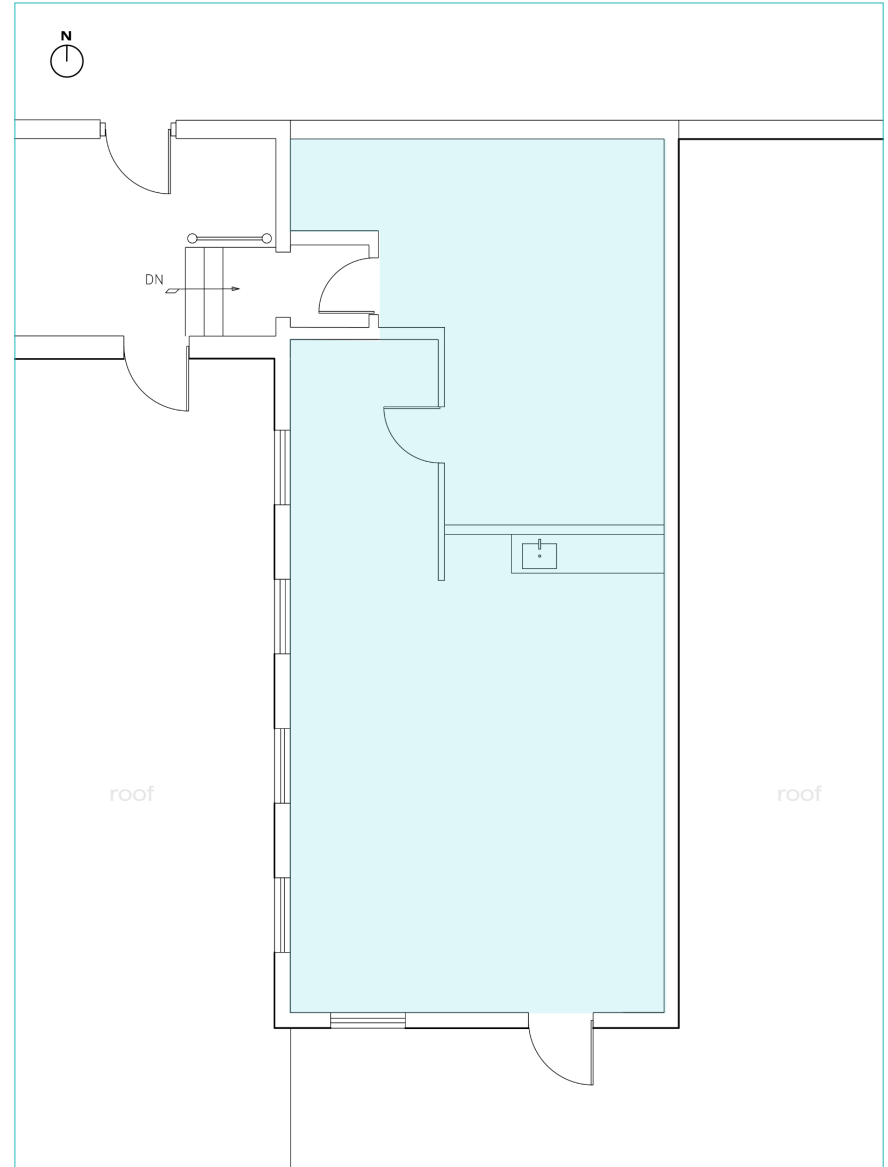
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Flex / Office

\$36 / RSF



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- Naturally lit

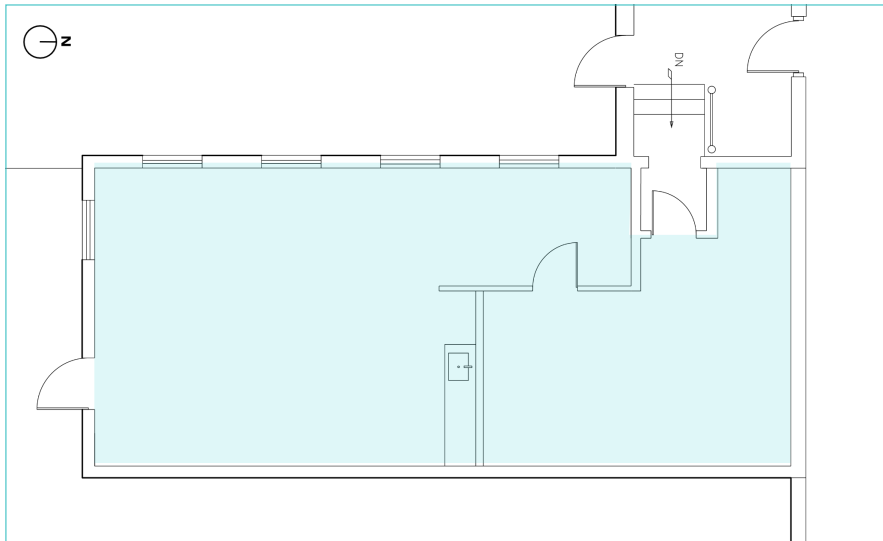


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Flex / Office

\$36 / RSF



- 24/7 access
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- Large open workspace
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- Naturally lit



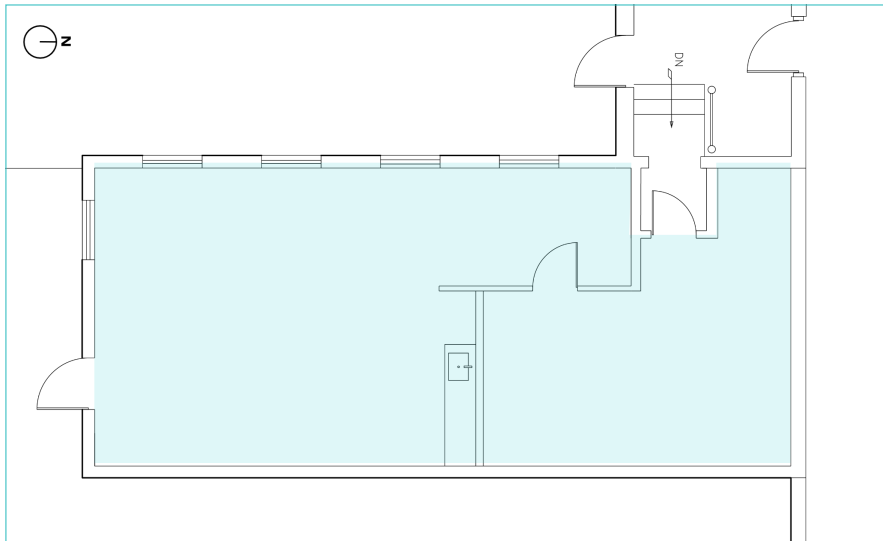


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Flex / Office

\$36 / RSF



- 24/7 access
- Loading dock
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- Large open workspace
- In-unit sink
- Naturally lit

# 47-40 21<sup>st</sup> Street (2<sup>nd</sup> Fl.)

## 18,200 RSF

Office / Flex / Warehouse

\$39 / RSF



- On-site parking
- Turnkey office
- Open concept + private offices
- Kitchenette
- Naturally-lit interior
- Accessory storage space
- Divisible upon request



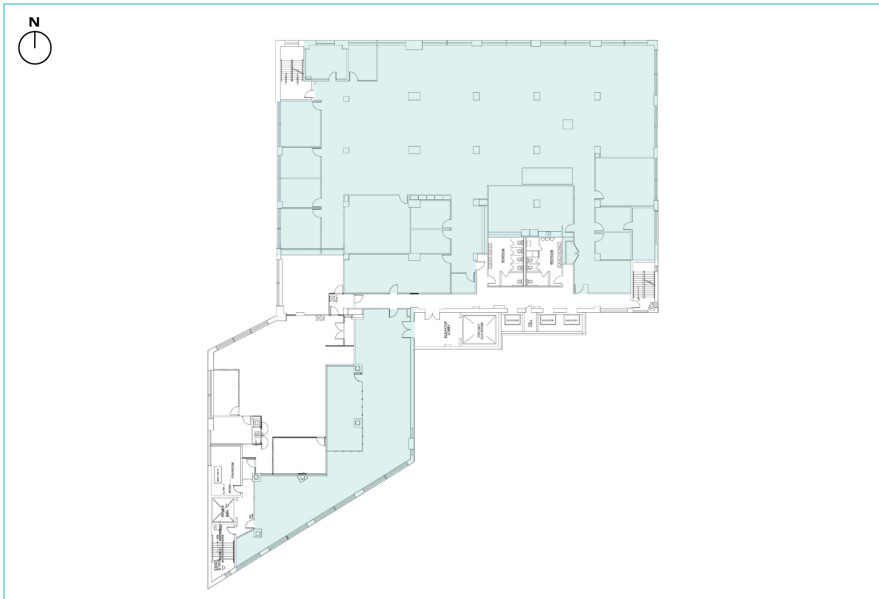


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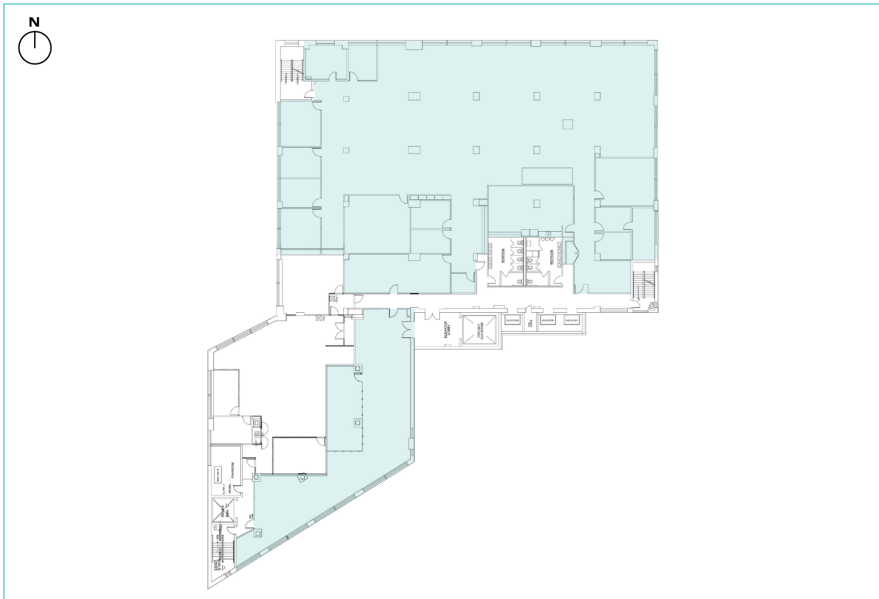


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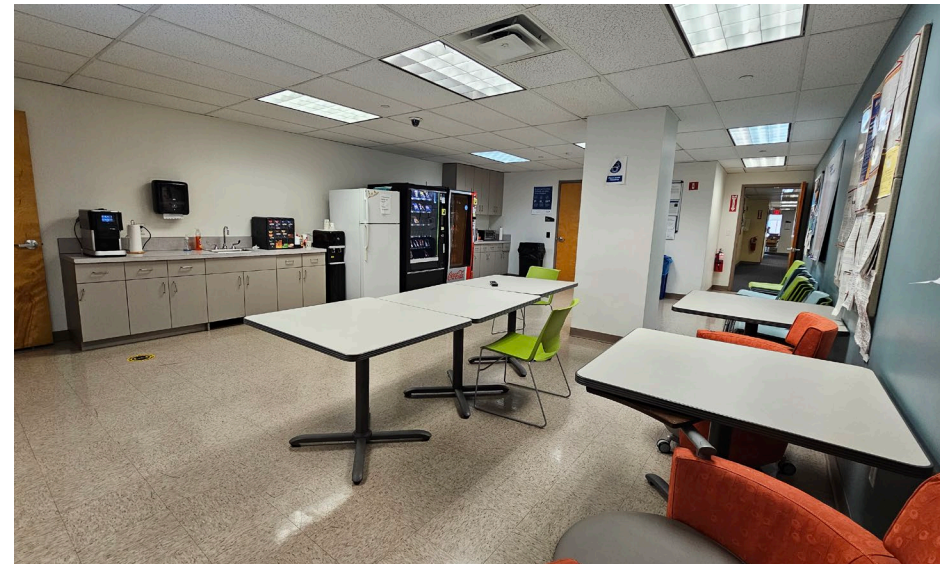
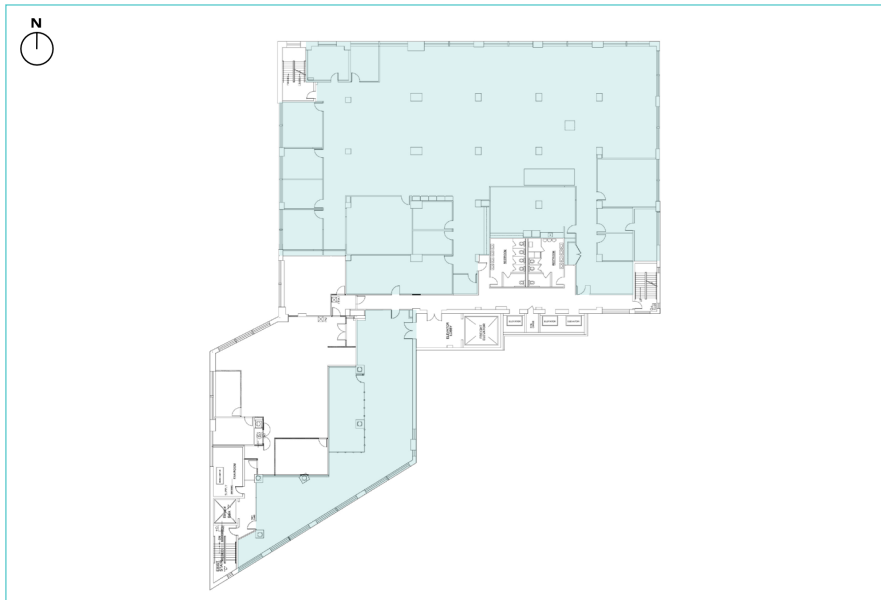
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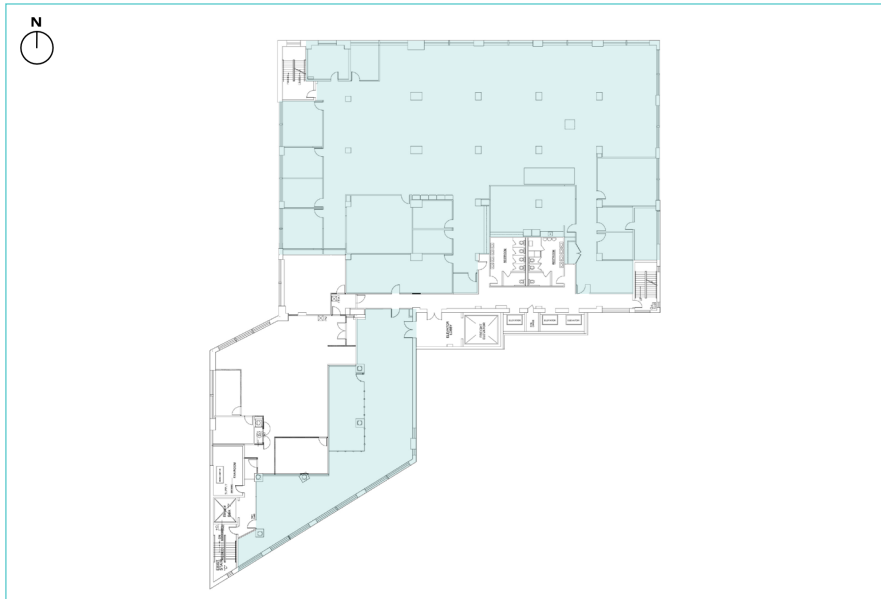


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