

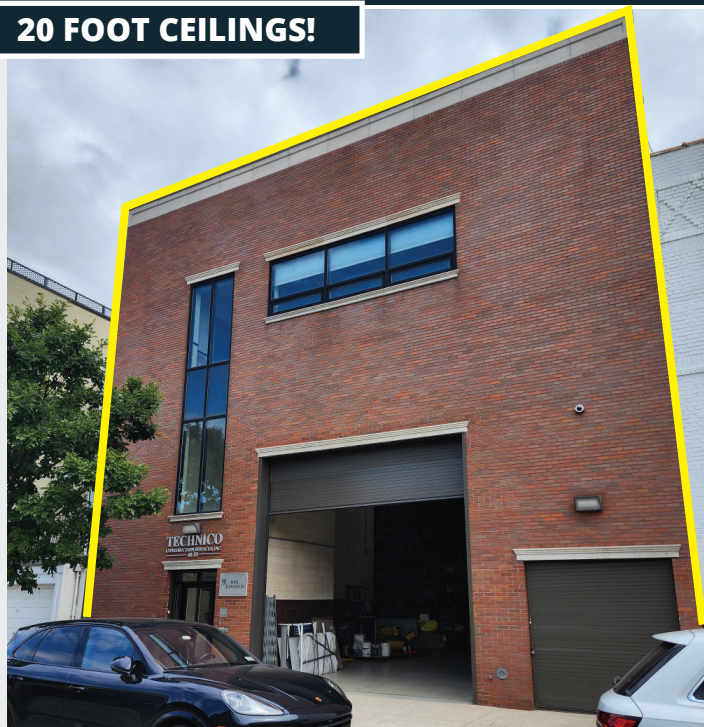
**EXCLUSIVE**

**MINUTES TO MANHATTAN - TURNKEY CONTRACTOR BUILDING!**

# **FOR LEASE OR SALE: 9,400 SF WAREHOUSE WITH PARKING + OFFICE**

**41-33 38TH STREET | LONG ISLAND CITY, NY**

**20 FOOT CEILINGS!**



**7,000 SF OF PARKING!**

### **PROPERTY OVERVIEW:**

- 4,700 SF CLEAR SPAN GROUND FLOOR WAREHOUSE
- 4,700 SF CLASS "A" OFFICE - 2ND & 3RD FLRS.

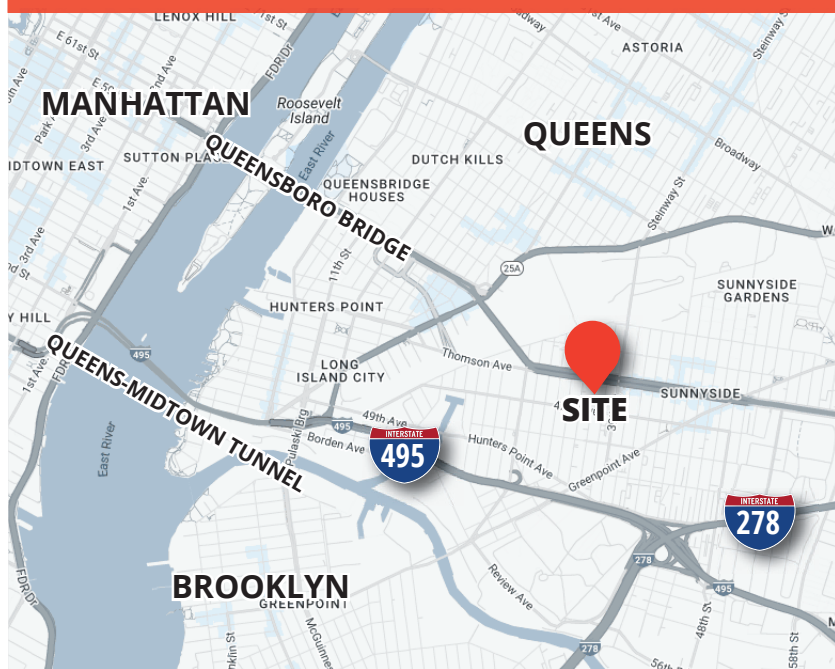
### **SPACE AVAILABLE:**

- 20' CLEAR CEILING HEIGHT
- 1 OVERSIZED DRIVE IN DOOR
- 2 OUTDOOR TERRACES
- 1 PASSENGER ELEVATOR
- 1 BLOCK TO QUEENS BLVD AND 2 BLOCKS TO NORTHERN BLVD

### **ACCESS:**

- MINUTES TO    

**SITUATED NEAR QUEENSBORO BRIDGE  
I-495 AND I-278!**



### **CONTACT EXCLUSIVE AGENT:**

**KOSTAS ALAFOYIANNIS**

(718) 786-5050 x227

kostas@greiner-maltz.com

**GREINER-MALTZ**  
REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.



**EXCLUSIVE**

**MINUTES TO MANHATTAN - TURNKEY CONTRACTOR BUILDING!**

# **FOR LEASE OR SALE:** **9,400 SF WAREHOUSE WITH PARKING + OFFICE**

**41-33 38TH STREET | LONG ISLAND CITY, NY**

## **BUILDING PHOTOS**



**CONTACT EXCLUSIVE AGENT:**

**KOSTAS ALAFOYIANNIS**

(718) 786-5050 x227

[kostas@greiner-maltz.com](mailto:kostas@greiner-maltz.com)

**GREINER-MALTZ**  
REAL ESTATE

Creating Opportunities Together

[WWW.GREINER-MALTZ.COM](http://WWW.GREINER-MALTZ.COM)

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.