

# PLAXALL INC.

CELEBRATING OVER 75 YEARS IN L.I.C.



## Available Properties

Long Island City, NY  
August 2024



# Transportation Access

## Transit within 10-minute walk:

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

## Roadway/Highway access:

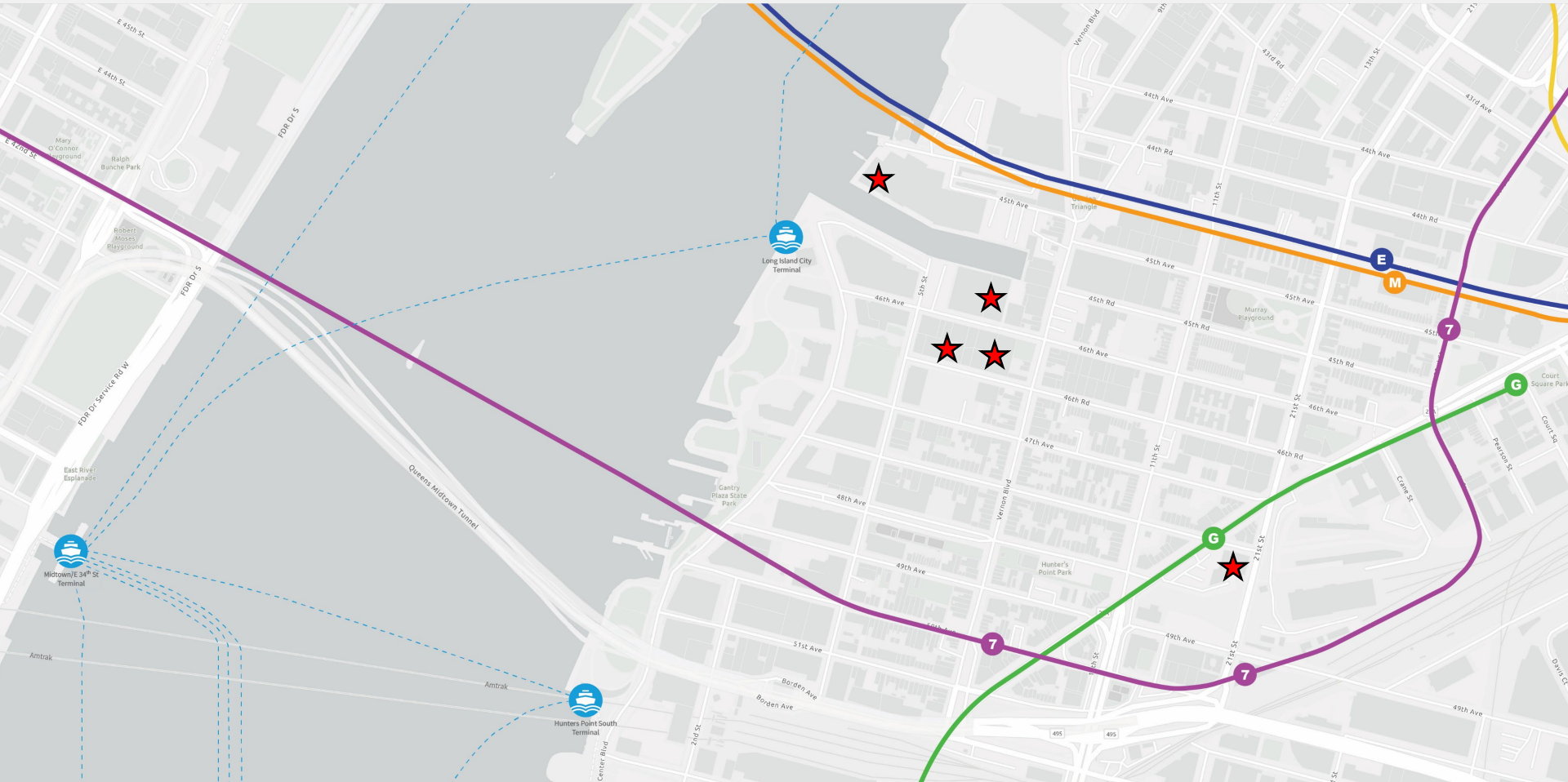
- I-495 (L.I.E.)
- Queensboro Bridge
- Jackson Avenue

## 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

## 25,700+ RSF

Flex / Light Industrial

\$30 / RSF

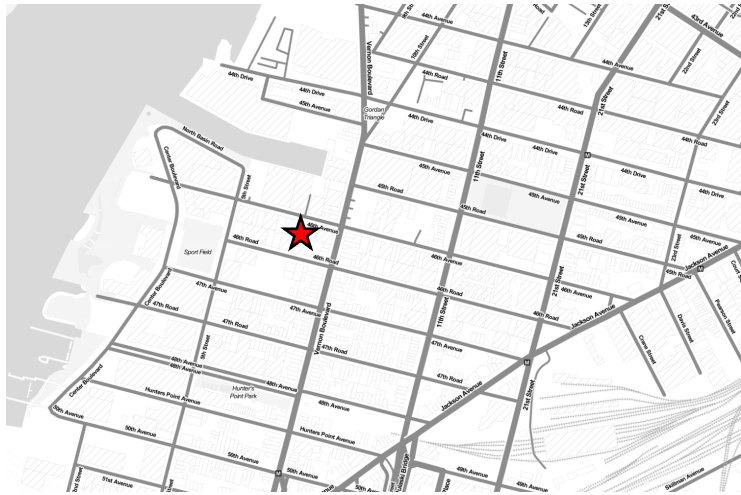


Photo by: Steven Spellotis



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







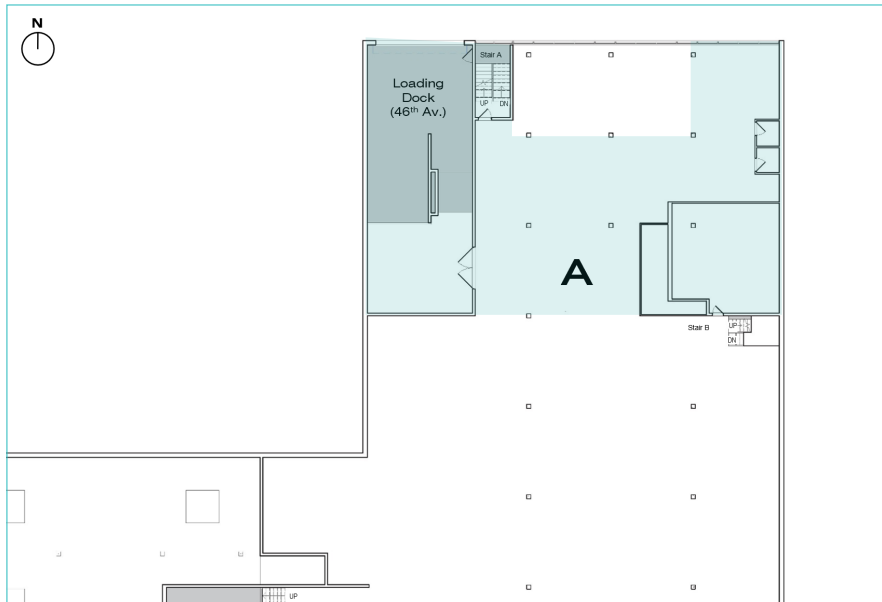


# 5-46 46<sup>th</sup> Avenue (Area A)

**6,200+ RSF**

Flex / Light Industrial

**\$30 / RSF**



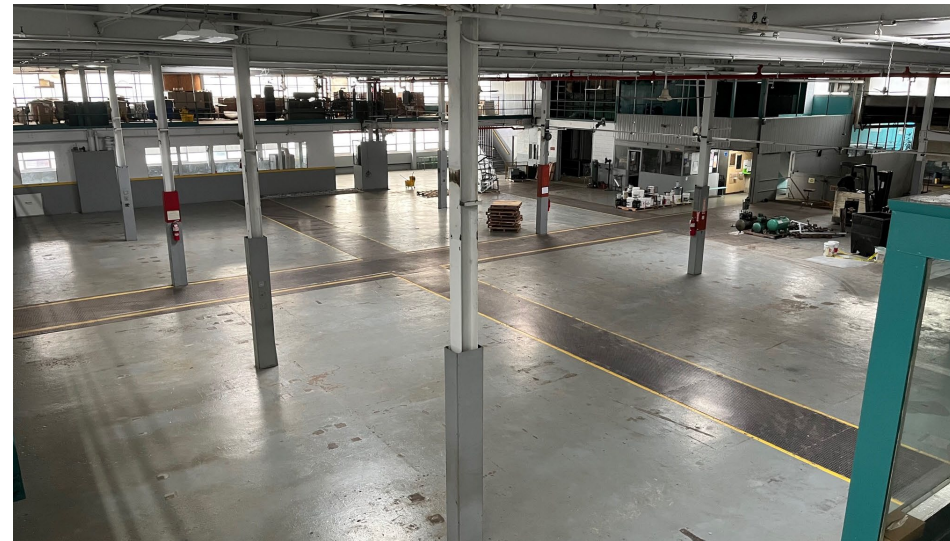
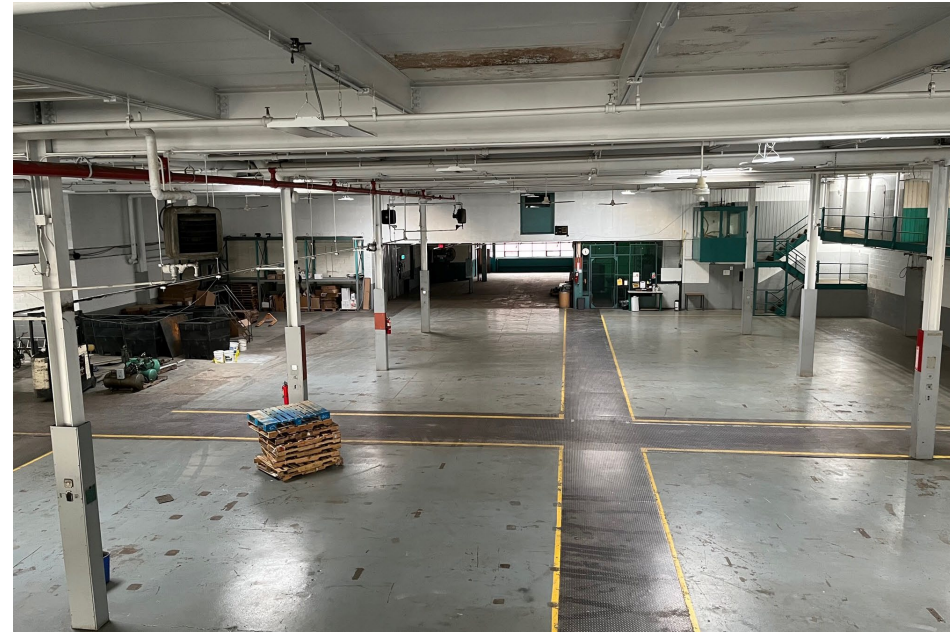
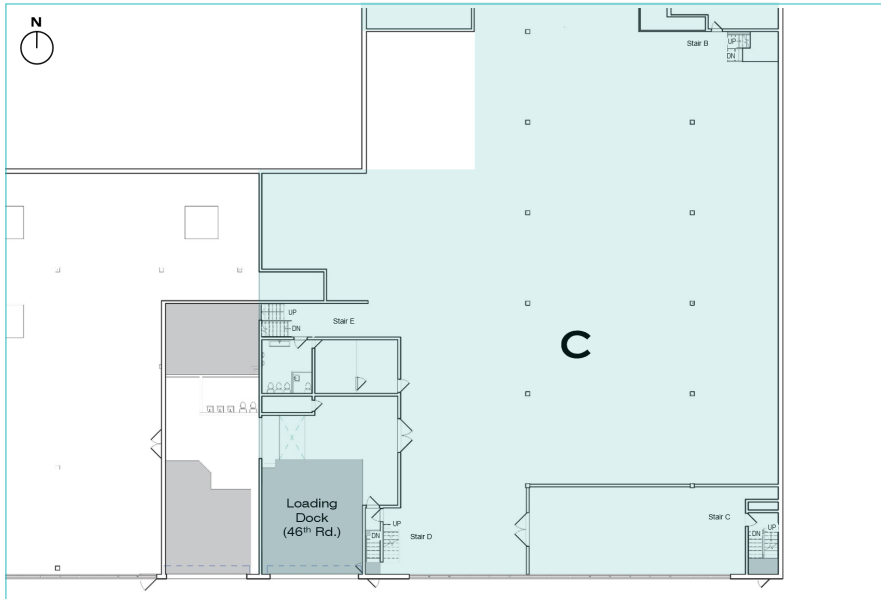
- Flexible divisions starting at 1,500 SF
- 24-hour access
- 10' – 12' ceiling heights
- Direct access to loading lock
- Includes partially-built office & bathroom
- Accessory basement storage available

# 5-46 46<sup>th</sup> Avenue (Area C)

## 16,200+ RSF

Flex / Light Industrial

\$30 / RSF



- Flexible divisions starting at 1,500 SF
- 24-hour access
- 18' – 20' ceiling heights
- Direct access to loading dock(s)
- Includes office
- Accessory basement storage available







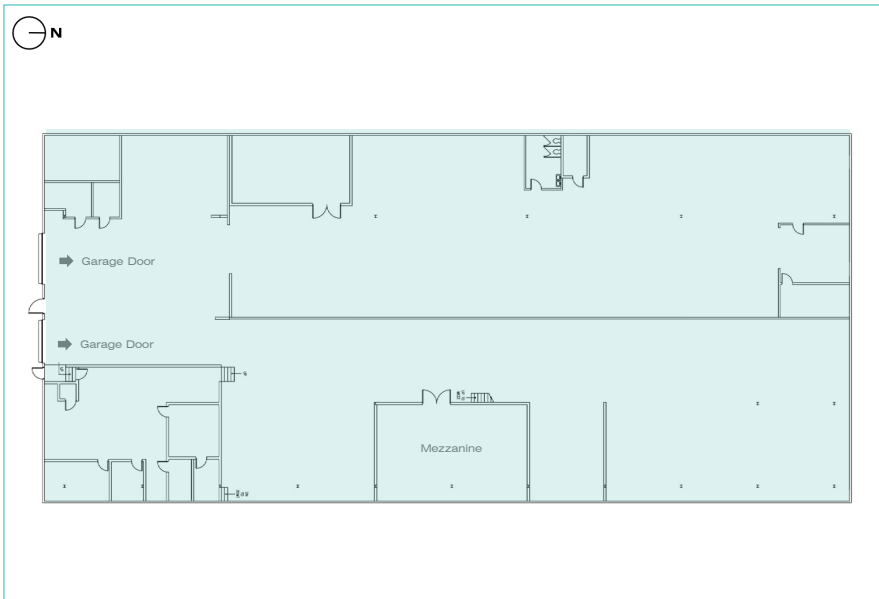


# 5-37 46<sup>th</sup> Avenue

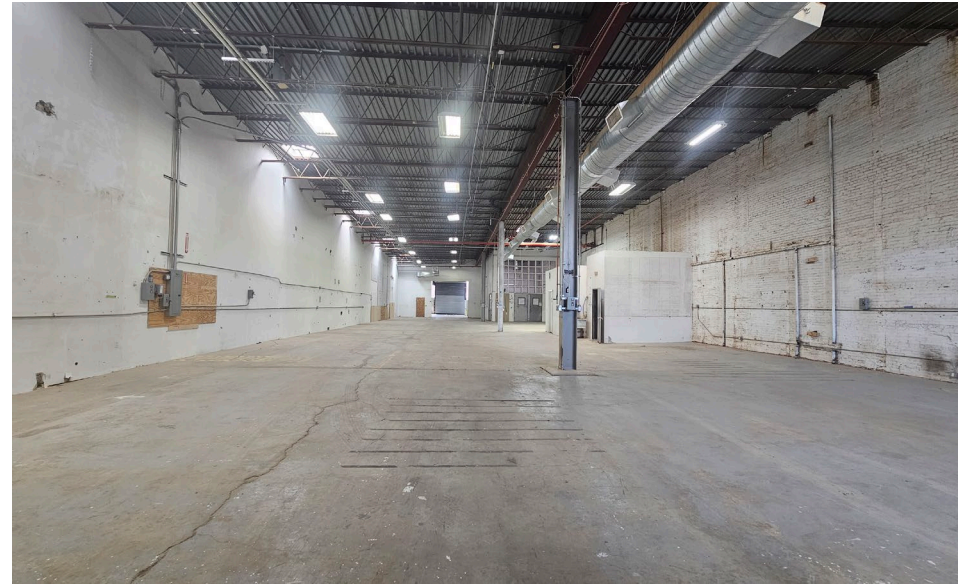
## 26,000+ RSF

Flex / Light Industrial

\$30 / RSF



- 24-hour access
- Garage doors for loading
- 20'+ ceiling heights
- High floor loads + power loads
- Divisible upon request

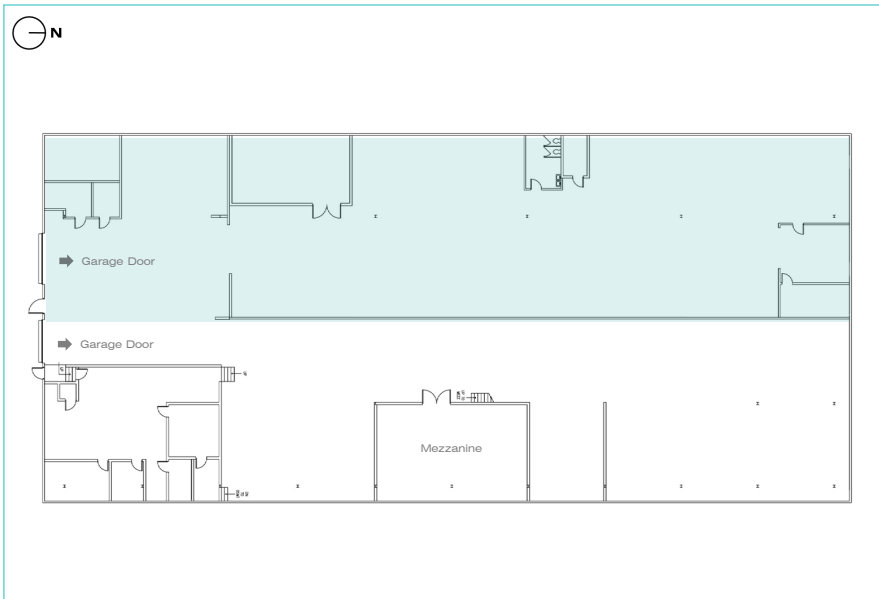


# 5-37 46<sup>th</sup> Avenue (West)

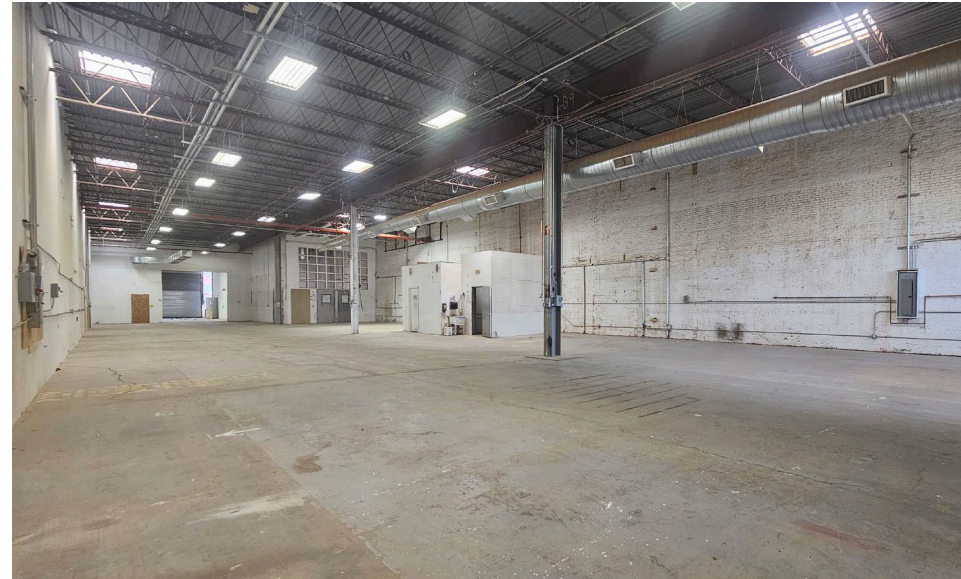
## 12,500+ RSF

Flex / Light Industrial

\$30 / RSF



- 24-hour access
- Garage doors for loading
- 20'+ ceiling heights
- High floor loads + power loads
- Private offices
- Private restroom



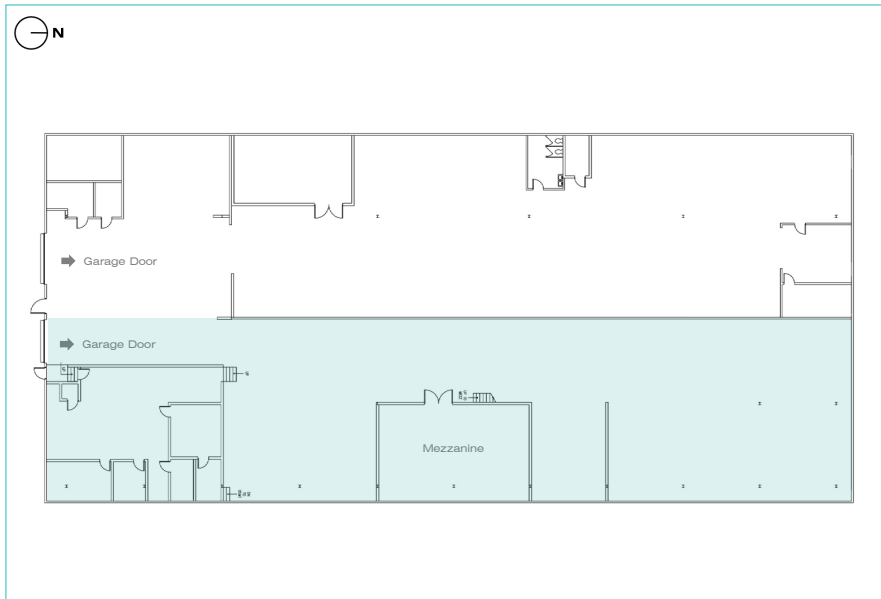


# 5-37 46<sup>th</sup> Avenue (East)

## 13,500+ RSF

Flex / Light Industrial

\$30 / RSF



- 24-hour access
- Garage doors for loading
- 20'+ ceiling heights
- High floor loads + power loads
- Private offices + open concept spaces
- Mezzanine area + basement space
- Kitchenette + private restrooms

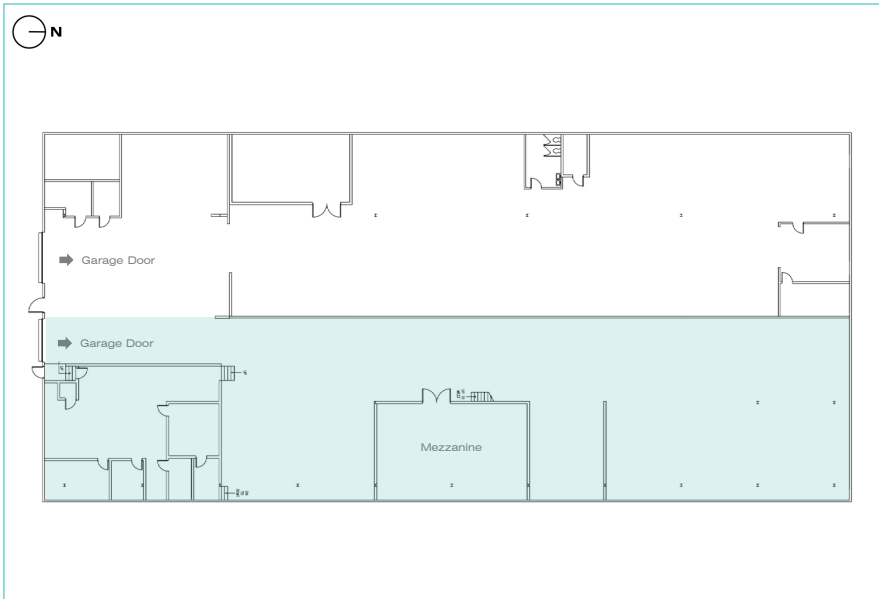


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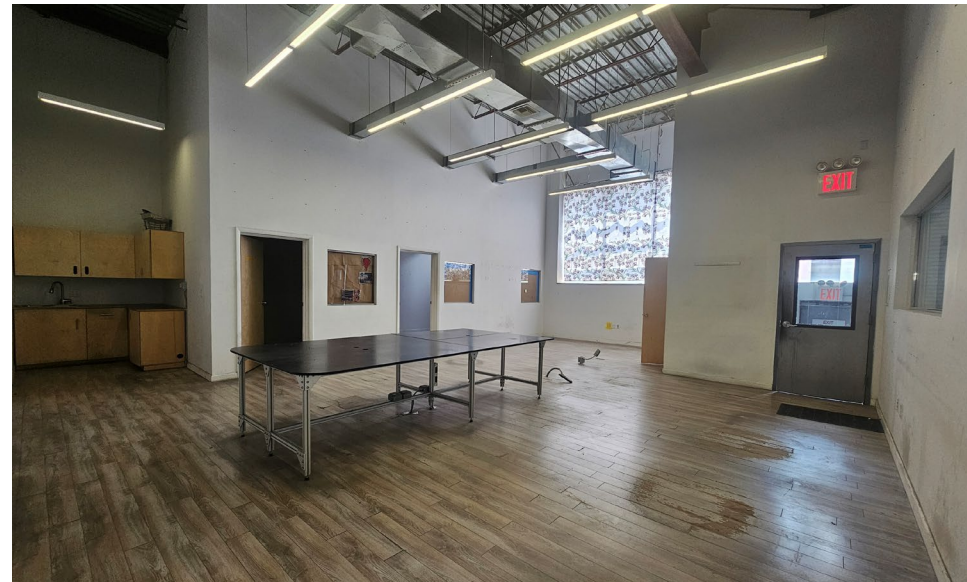
## 13,500+ RSF

Flex / Light Industrial

\$30 / RSF



- 24-hour access
- Garage doors for loading
- 20'+ ceiling heights
- High floor loads + power loads
- Private offices + open concept spaces
- Mezzanine area + basement space
- Kitchenette + private restrooms



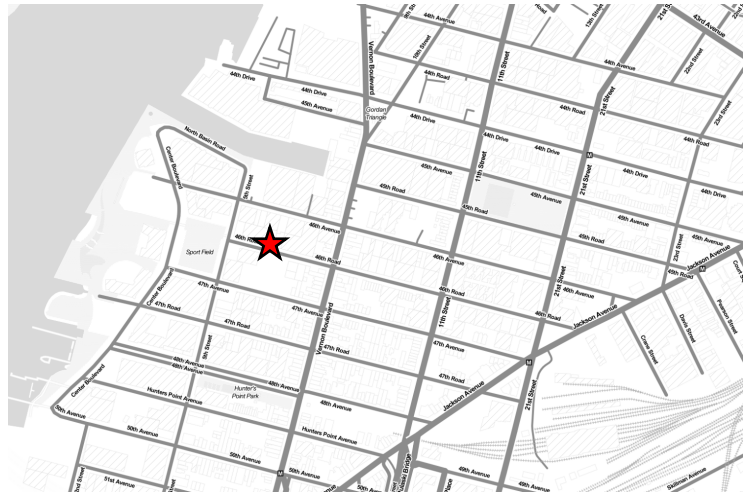




# 5-17 46<sup>th</sup> Road

## 14,500+ RSF

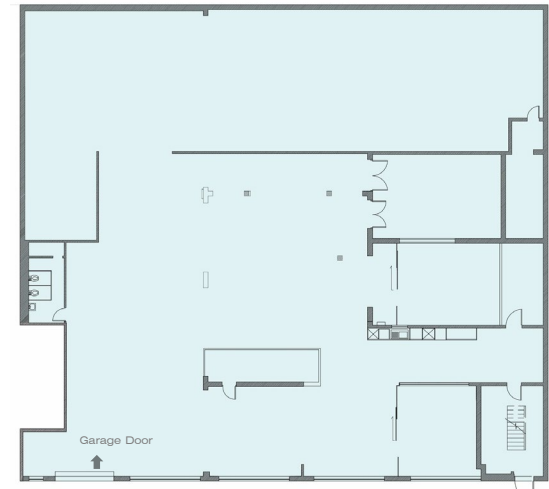
Flex / Office / Light Industrial



- 24-hour access
- 12'-20' ceiling heights
- Full HVAC
- Garage door for loading
- High floor + power loads
- Private suites on 2<sup>nd</sup> Floor
- Restroom



Second Floor



Ground Floor

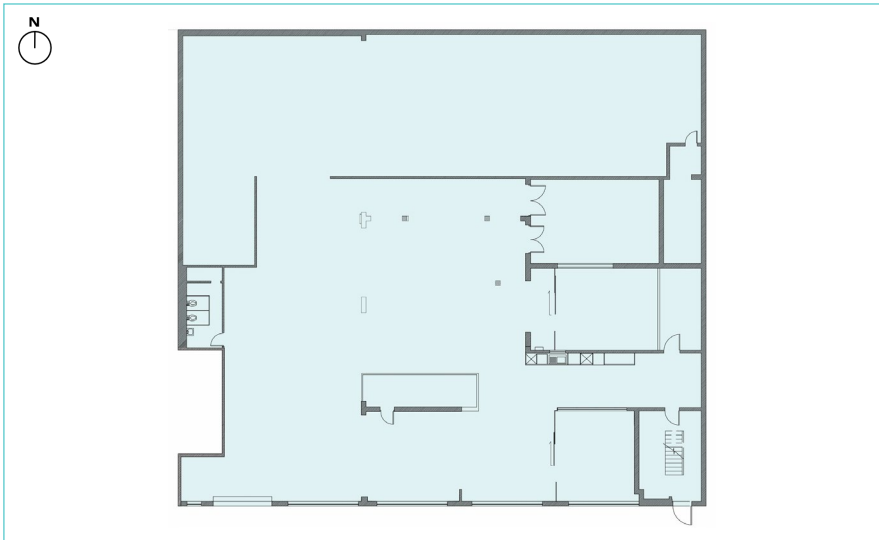


# 5-17 46<sup>th</sup> Road (Ground Fl.)

## 11,000+ RSF

Flex / Light Industrial

\$29 / RSF



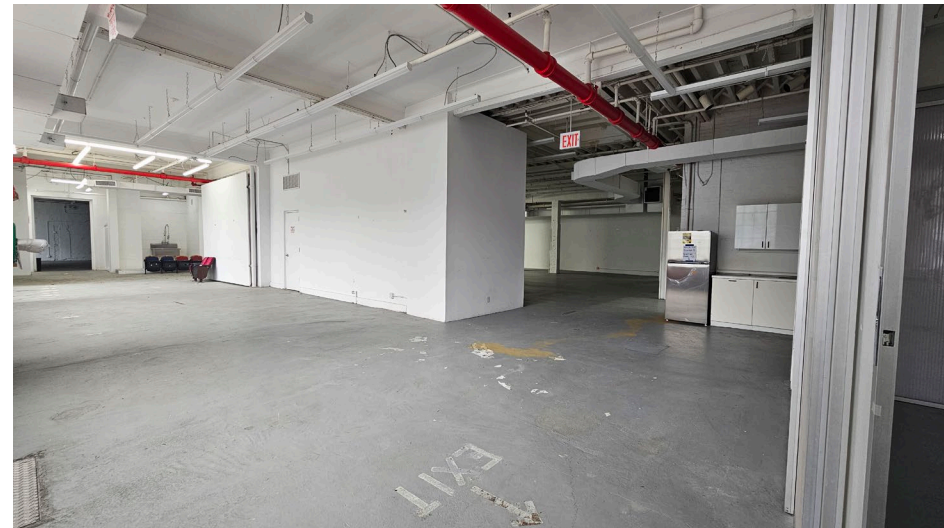
- Grade level
- Full HVAC
- 20'+ atrium space
- Garage door for loading
- High floor loads + power loads
- Restroom + kitchenette
- Spray Booth

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

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Flex / Light Industrial

\$29 / RSF



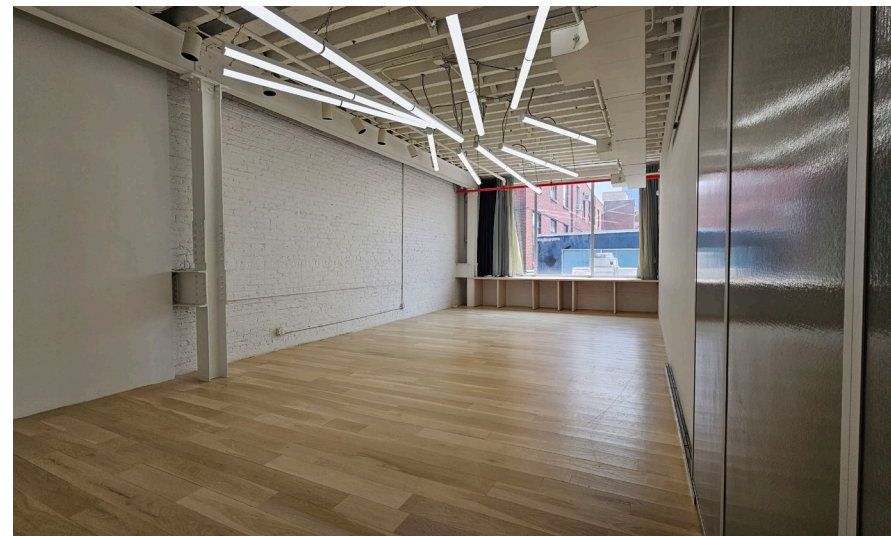
- Grade level
- Full HVAC
- 20'+ atrium space
- Garage door for loading
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- Restroom + kitchenette
- Spray Booth



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

## 3,500+ RSF

Flex / Office



- Starts at \$1,400/mo
- Turnkey
- Brick wall interiors
- Hardwood floors
- Large windows
- Restroom
- Single / Multiple room rental options available

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

## 3,500+ RSF

Flex / Office



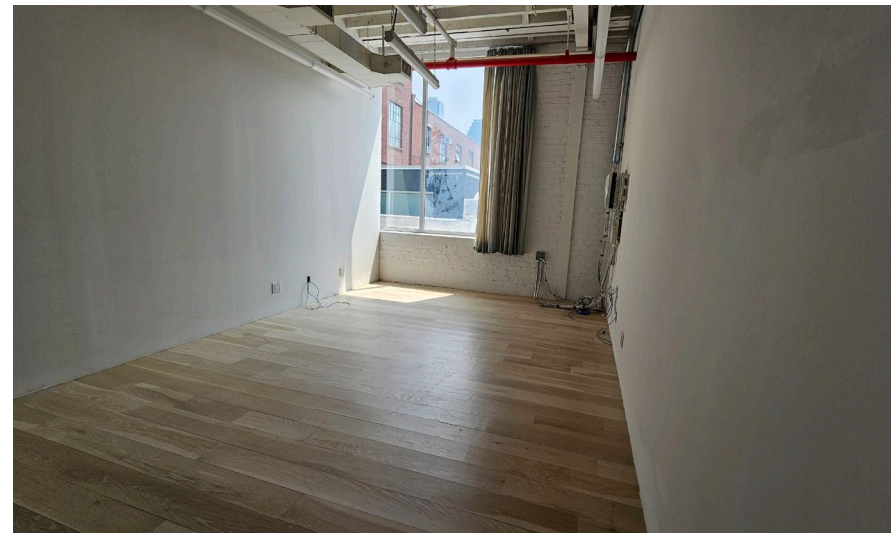
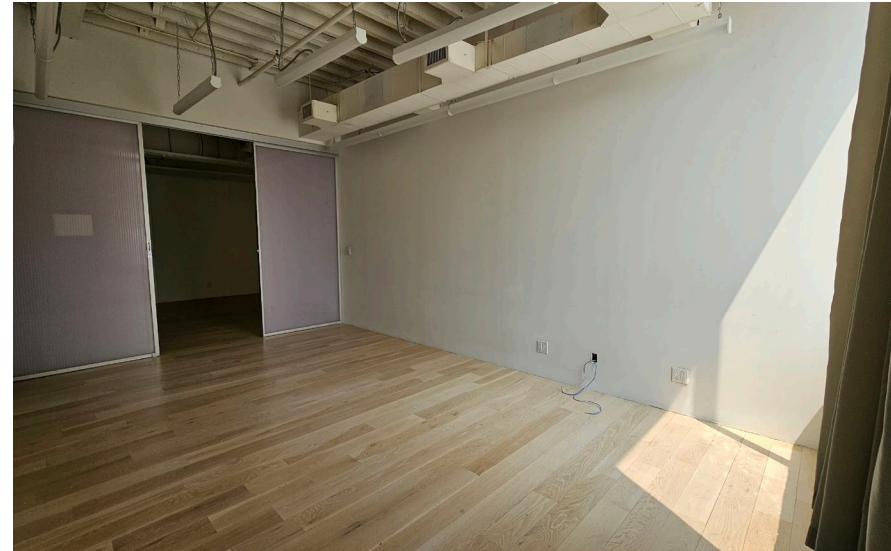
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Flex / Office



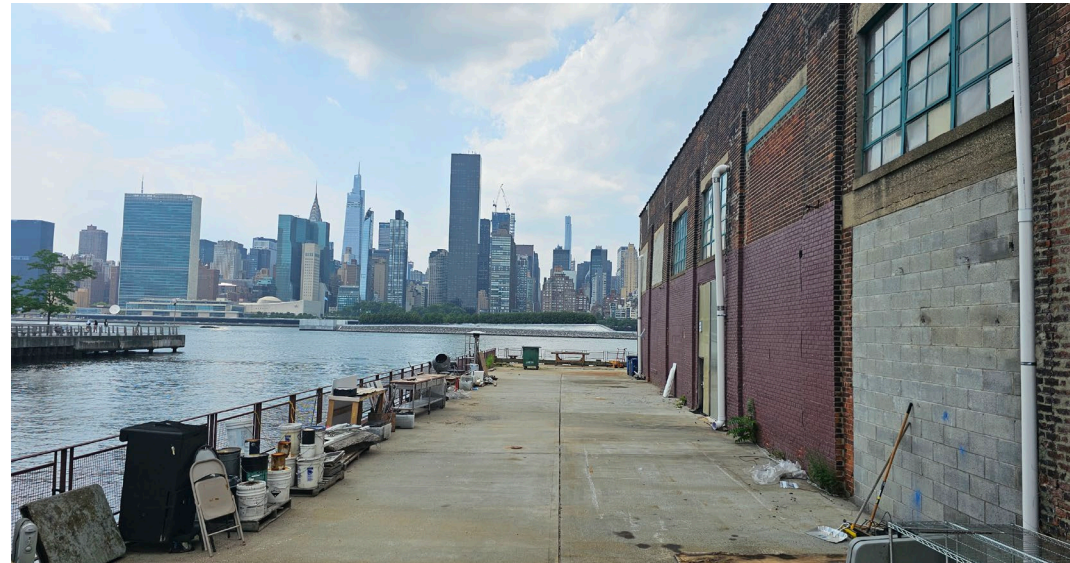
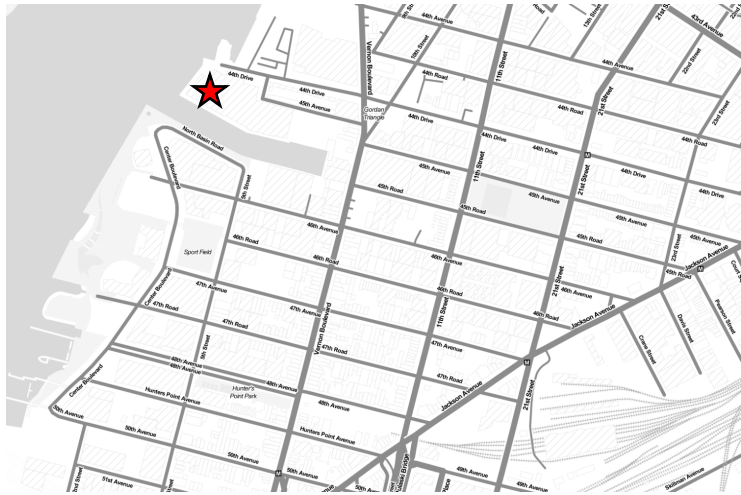
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# 4-40 44<sup>th</sup> Drive (Exterior)

**11,050+ RSF**

Flex / Light Industrial

**\$20 / RSF**



- 24-hour access
- Entirely outdoor space
- Views of NYC Skyline + East River

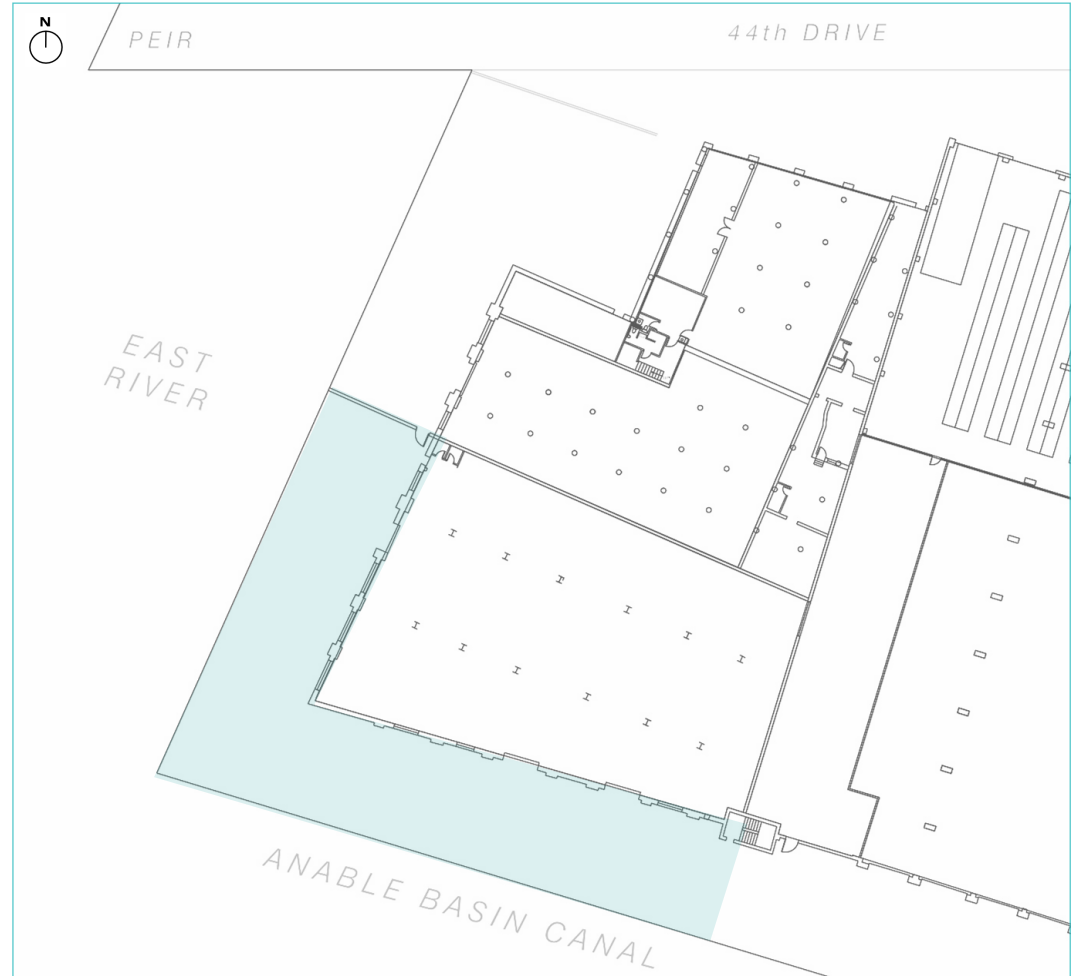
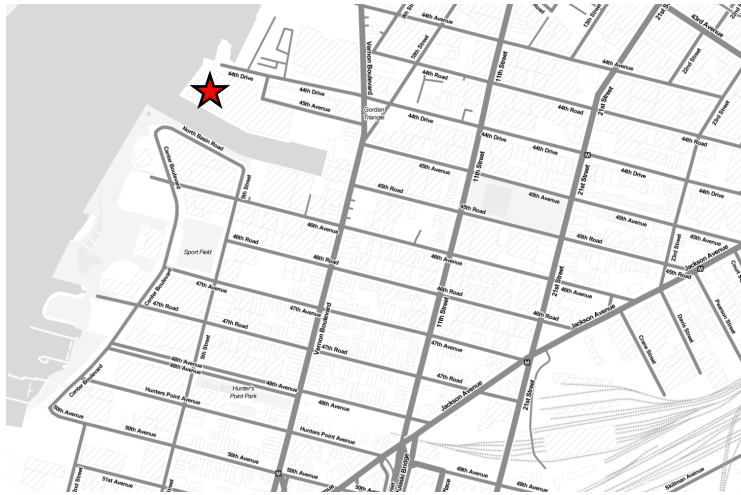


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## 11,050+ RSF

Flex / Light Industrial

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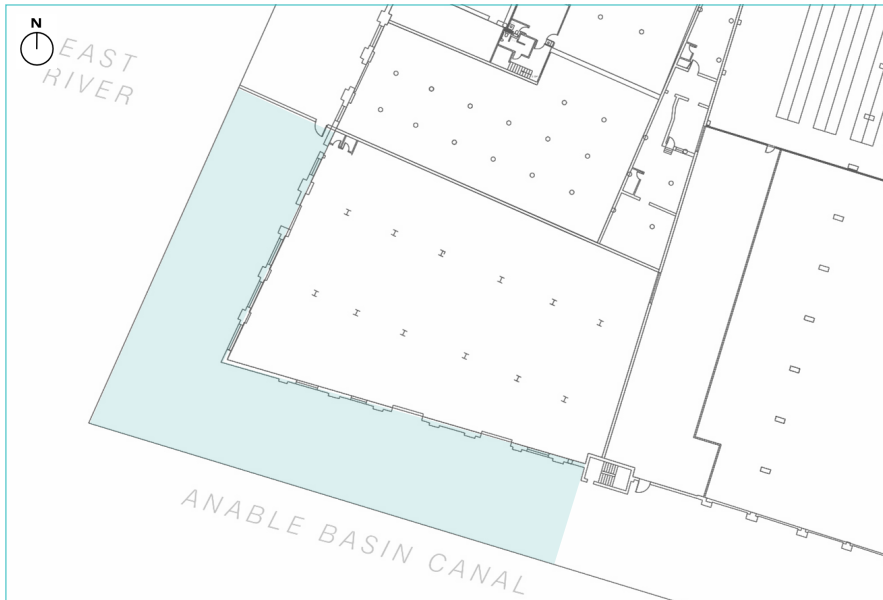
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- Entirely outdoor space
- Views of NYC Skyline + East River

# 4-40 44<sup>th</sup> Drive (Exterior)

**11,050+ RSF**

Light Industrial / Flex

**\$20 / RSF**



- 24-hour access
- Entirely outdoor space
- Views of NYC Skyline + East River





# 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



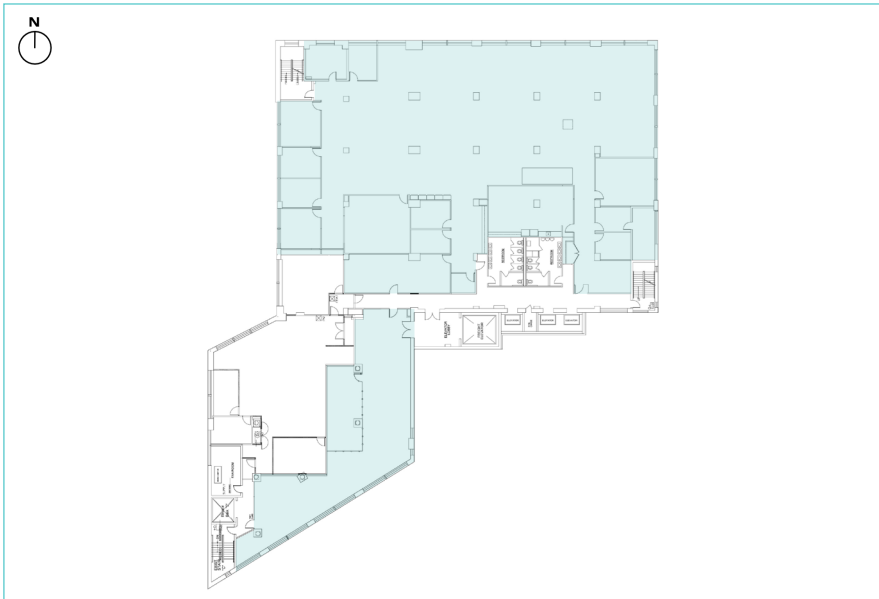


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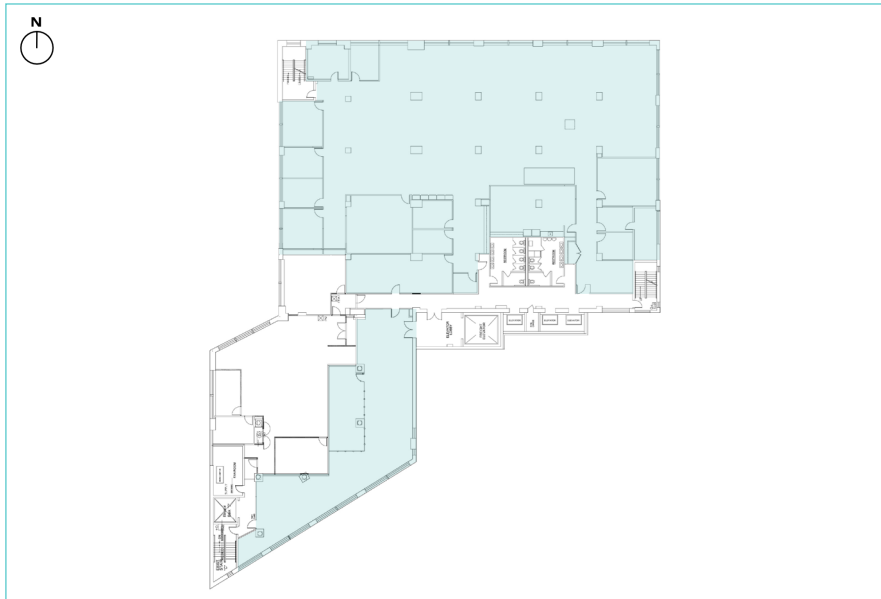
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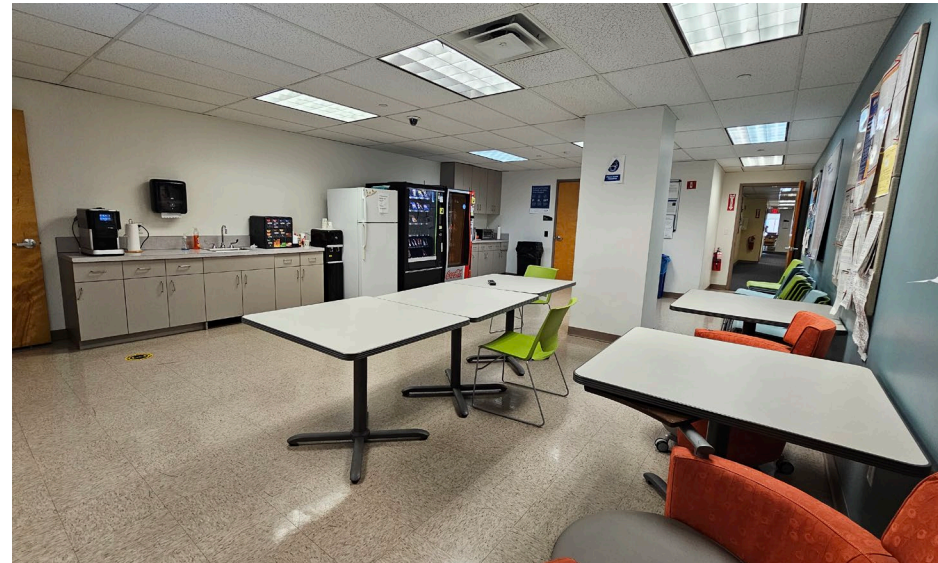
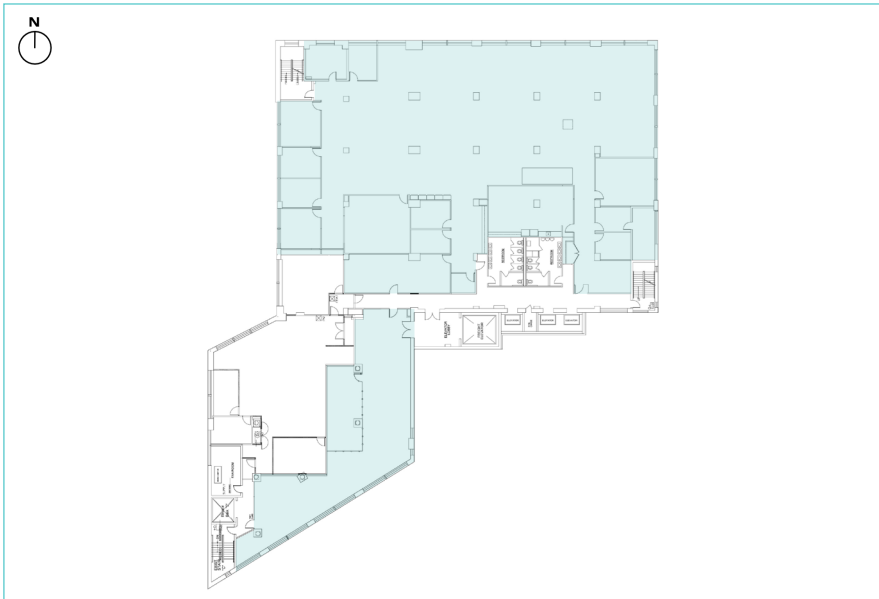


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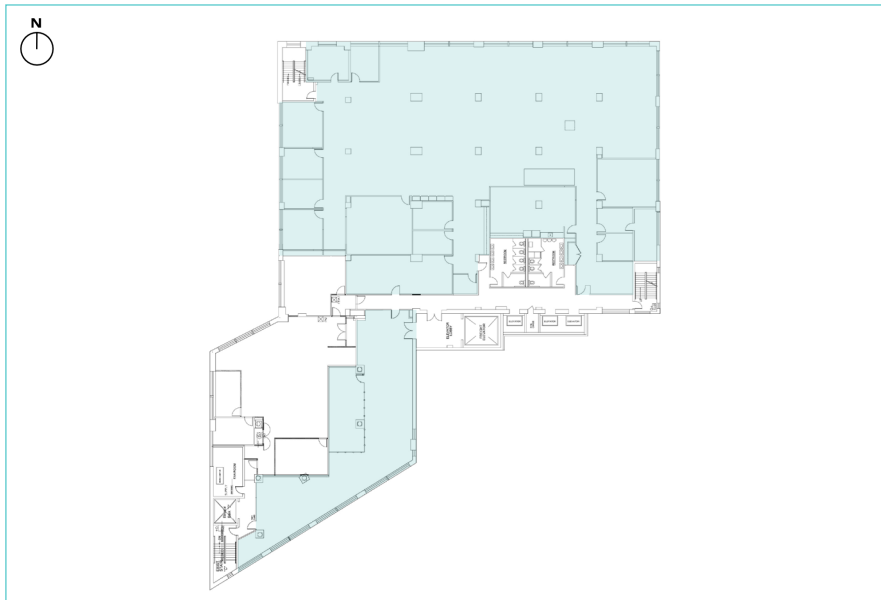
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