

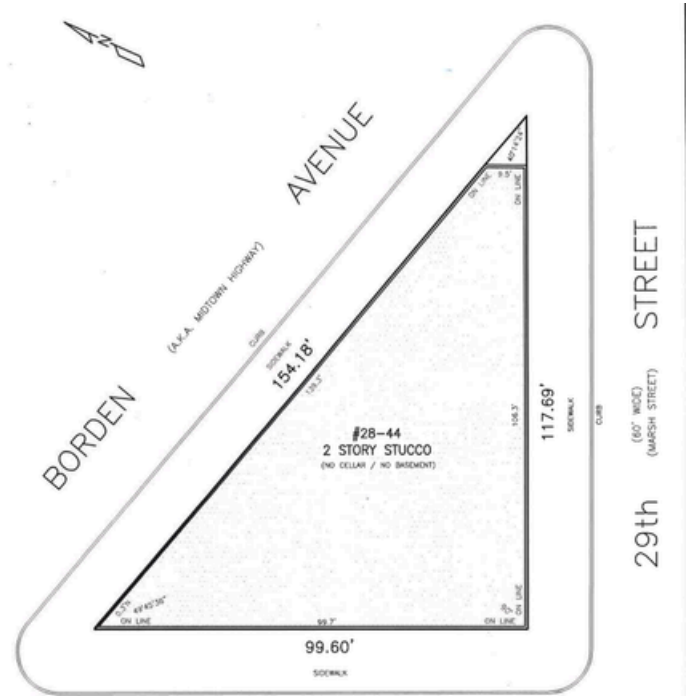
28-44 BORDEN AVE

LONG ISLAND CITY, NY 11101

FOR SALE | PRIME WAREHOUSE - OFFICE BUILDING



ASKING PRICE: PRICE \$ 3,900,000



PRIME LOCATION

FULLY OCCUPIED

PROPERTY INFORMATION

East Coast New York is proud to present the sale of 11,524 square feet of warehouse/office/flex space located on Borden Avenue in Long Island City.

This versatile commercial property offers a rare blend of functionality and convenience in one of NYC's most dynamic industrial and business corridors. The building features 5,750 square feet of loft-style space situated above a drive-in warehouse on the ground floor, making it ideal for a wide range of industrial, creative, or logistics uses.

Key highlights include:

- Four bathrooms
- New HVAC system
- Elevator access
- Rooftop space
- Two short-term leases in place, offering flexibility for end users or investors

Strategically located with excellent access to major highways and public transportation, this property presents an exceptional opportunity for both owner-users and investors looking to capitalize on the thriving Long Island City market.

BLOCK / LOT	00293-0001
LOT DIMENSIONS	99.6 FT X 154.18
LOT SQ.FT.	5,850
BUILDING DIMENSIONS	99.6 FT X 117.5 FT
BUILDING SQ.FT.	11,500
ZONING	M1-3
YEAR BUILT	1931
ROOF HEIGHT	29 FT
STORIES	2
COMMERCIAL UNITS	2
RE TAX	\$32,895

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INCOME

Tenant	Occupany	Rent	Tax Reimbursement	Lease End
Dartom Construction	First Floor	\$8,752	\$283	12/31/27
Leeding Builders Group	Second Floor	\$9,501	\$1,371	M/M
		\$18,253	\$1,654	

EXPENSE

Property Tax	\$32,895
Common area electric	\$1,586
Total	\$34,481

NOI

Income	Expense	Net
\$238,884	\$34,481	\$204,403

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