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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.

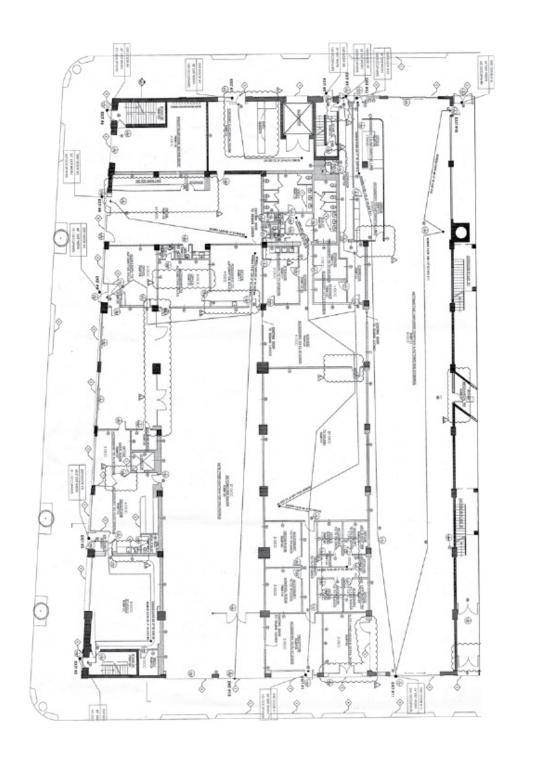
## **Key Features:**

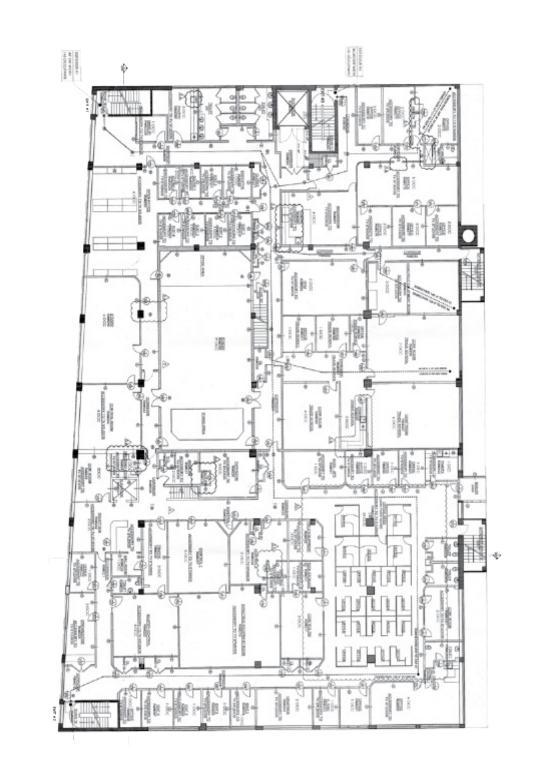
28,091 (approx.) Square Foot Lot
65,500 (approx.) Total Square Feet
9 Drive-In Doors
Updated Freight Elevator
Refurbished Passenger Elevator
Natural Light
High Ceilings
Main Street Exposure



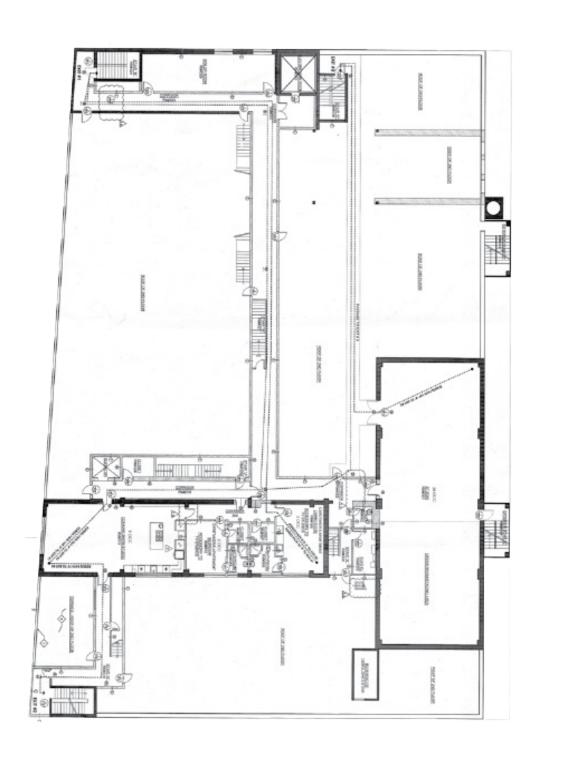


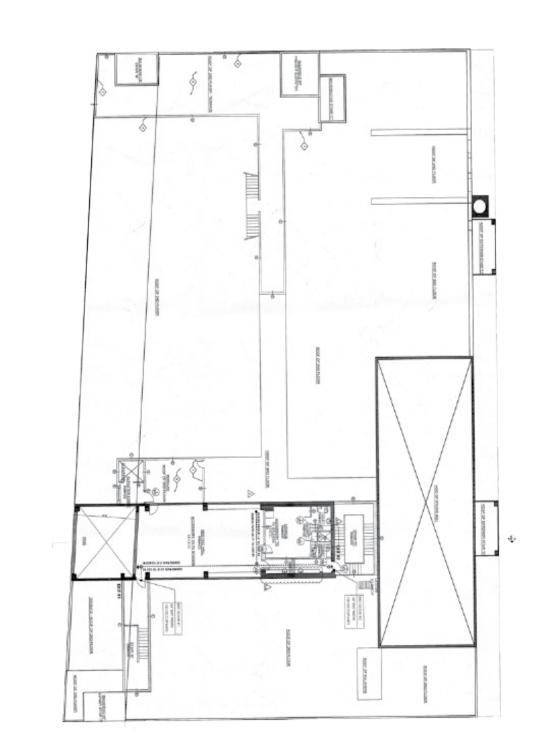
## 1st FLOOR PLAN





# 3rd FLOOR PLAN







FOR INFORMATION, PLEASE CONTACT:

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