

**EXCLUSIVE FOR SALE**

# TWO-STORY CORNER WAREHOUSE FOR SALE IN L.I.C!

## 15,000 SF BUILDING WITH 18' CEILINGS

11-02 37TH AVENUE LONG ISLAND CITY, NY 11101



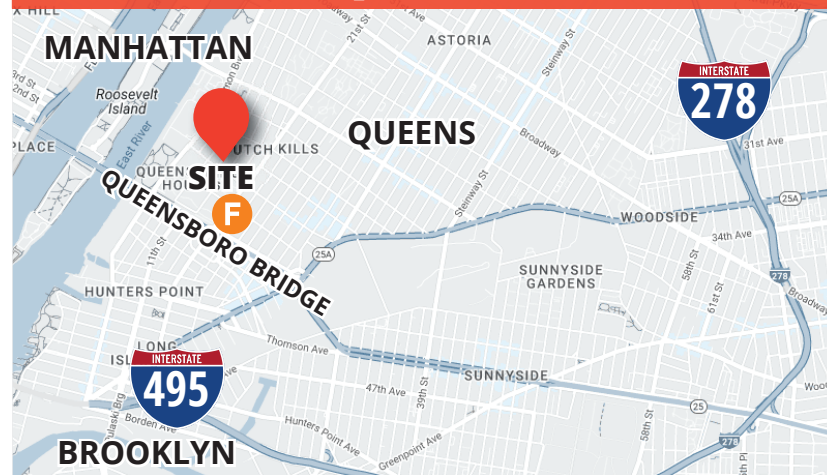
### PROPERTY OVERVIEW

- **TOTAL SIZE:** 15,000 SF
- **FLOOR SF:** 7,500 SF GRND; 7,500 SF 2ND FLR.
- **ZONE:** M1-3
- **TAXES:** \$55,081

### FEATURES:

- 15,000 SQ. FT. 2-STORY BUILDING
- 7,500 SQ. FT. GROUND FLOOR WAREHOUSE
- 18 FT. CEILINGS
- 2 LARGE DRIVE-IN DOORS AND 1 INTERIOR LOADING DOCK WITH ACCESS FROM A WIDE STREET
- 7,500 SQ. FT. 2ND FLOOR FLEX SPACE
- WIDE OPEN SPACE
- 12 FT. CEILINGS
- ELEVATOR SHAFT IN PLACE
- COMMERCIAL FAR = 5, 37,500 BSF

### MINUTES TO MANHATTAN! MINUTES TO QUEENSBORO BRIDGE!



### ACCESS:

- ACCESS TO:   
- DIRECT ACCESS TO MANHATTAN VIA QUEENSBORO BRIDGE!

### EXCLUSIVE AGENT

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