

EXCLUSIVE FOR SALE

36-48 38th Street, Long Island City, NY 11101

**12,500 SF COMMERCIAL PROPERTY
MAJOR PRICE REDUCTION FOR AN "AS-IS" SALE!**



PROPERTY OVERVIEW

BE IN THE HEART OF THE NORTHERN BLVD. CORRIDOR!

LOT SIZE: 100' X 100'
BUILDING SIZE: GROUND FLOOR - 10,000 SF
2ND FLOOR - 2,500 SF
CEILING HEIGHT: 15 FT
FEATURES: 10,000 SF PLOT (100' X 100')
10,000 SF GROUND FLOOR WAREHOUSE
2,500 SF TV STUDIO
POWER: 600 AMPS
QUICK ACCESS: QUEENSBORO BRIDGE, NORTHERN BLVD,
I 278 AND I 495
WALK to Subways: E, F, M, R



NEXT TO NEW LEXUS OF QUEENS SHOWROOM!

CONTACT EXCLUSIVE AGENT

KYLE MALTZ

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GREINER-MALTZ
REAL ESTATE

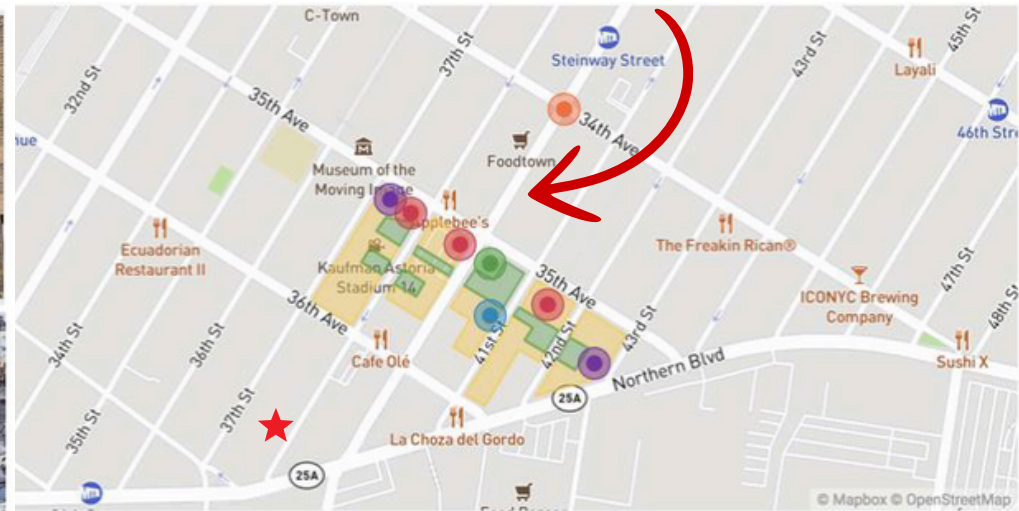
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**TWO MONTH TO MONTH TENANTS - IMMEDIATE INCOME STREAMS!
BUY NOW, OCCUPY WHILE COLLECTING RENT
OR DEVELOP - 24,000 BUILDABLE SQUARE FEET (2.4 FAR)**

JOIN LEXUS, MERCEDES-BENZ, AND FUTURE 'INNOVATION Q.N.S.' DEVELOPMENT!



Project Boundary Public Open Space Community Facility Anchor Retail Anchor Office Space
Public Transportation ★ SUBJECT PROPERTY

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