

9,800 sf Long Island City 2-Story Building For Sale or Lease

38-17 Crescent Street, Long Island City, Queens

DY
REALTY GROUP



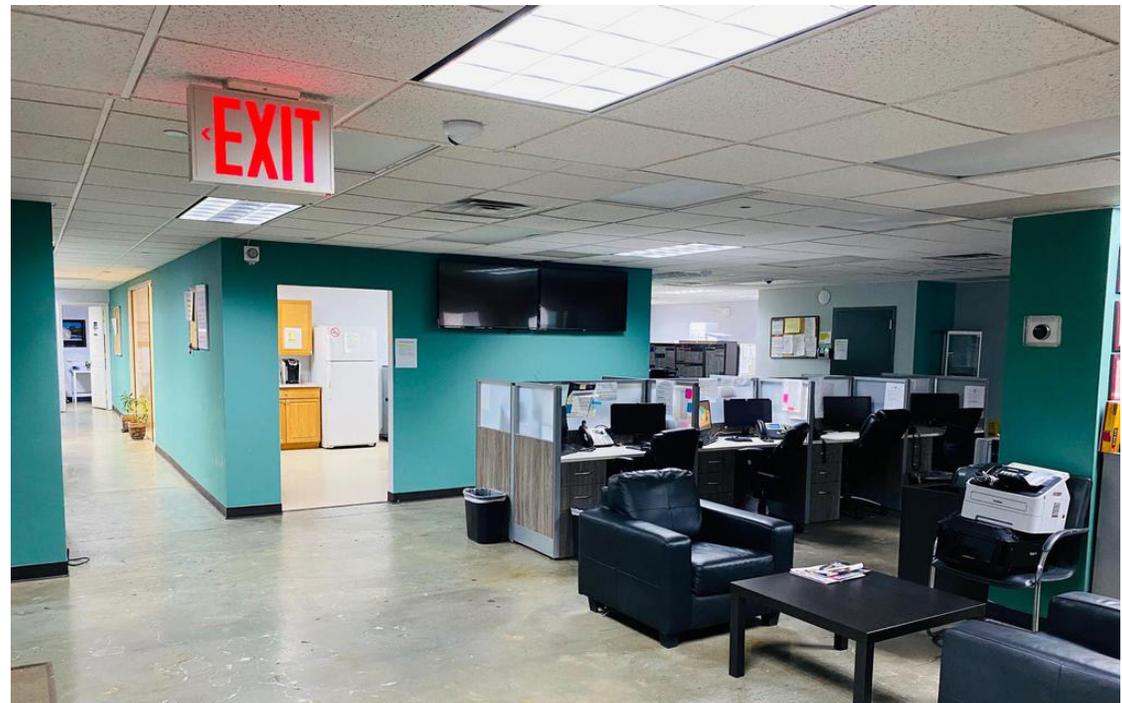
Property Description

DY Realty Group, LLC has been retained on an exclusive basis to handle the sale or lease of 38-17 Crescent Street in Long Island City, Queens.

The building is a total of 9,800 sf, with a 5,500 sf warehouse on the ground floor and 4,300 sf of executive office space on the 2nd floor. The warehouse boasts 13' ceiling height, gas heat, wet sprinkler system, 400 amps of power, and loading through 2 drive-in doors.

Centrally located in Long Island City, blocks from the 59th Street Bridge. Great access to the LIE, BQE Midtown Tunnel, and Tri-Boro Bridge. Less than a half mile to multiple subway lines, including the 7, N, W, & F.

Total Building	9,800 sf 2-Story
Ground Floor	5,500 sf Warehouse
Second Floor	4,300 sf Executive Offices
Loading	2 Drive-in Doors
Ceiling	±13'
Zone	M1-2 / R5D
Heat	Gas
Power	400 Amp / 3 Phase
Subway	7 N W F
Asking Price	Call or E-mail



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

Property Photos



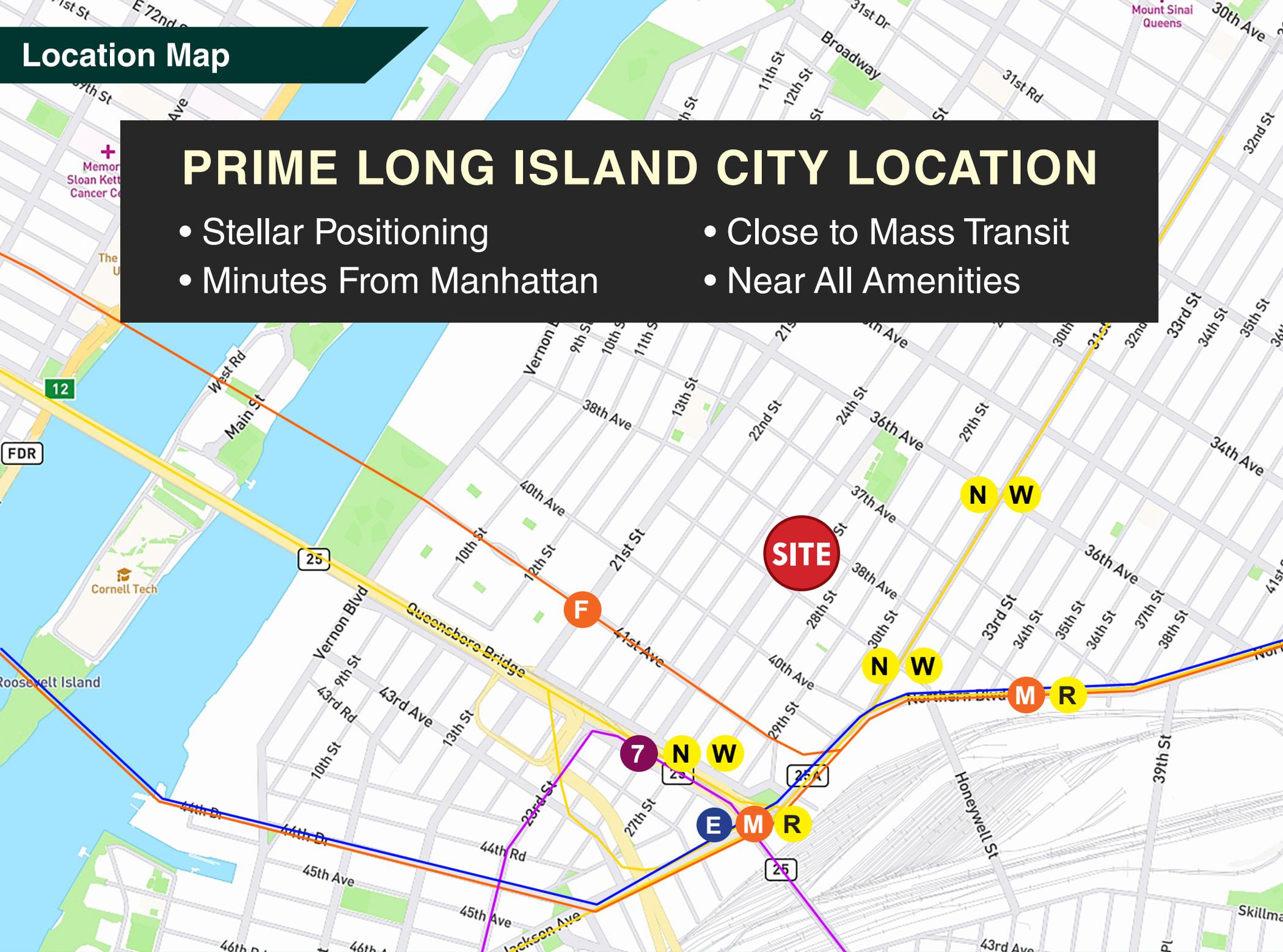
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Location Map

PRIME LONG ISLAND CITY LOCATION

- Stellar Positioning
- Minutes From Manhattan
- Close to Mass Transit
- Near All Amenities





**CONTACT
EXCLUSIVE
AGENTS:**

RANEE JABER
718.729.7474 x124
917.727.4729 Cell
rjaber@dyrealty.com

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