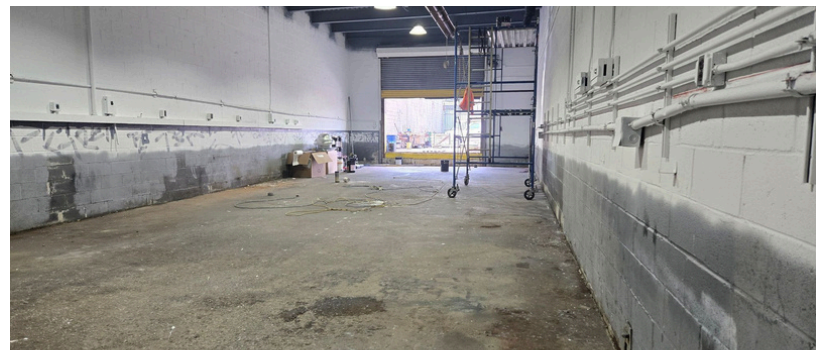
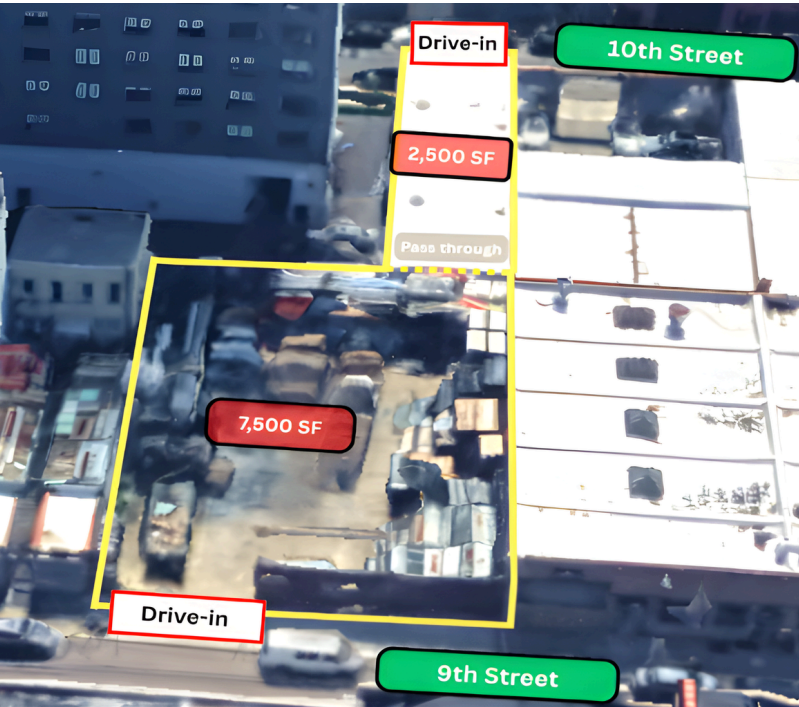


2500 SF WAREHOUSE + 7500 SF ADJACENT LOT EXCEPTIONAL PROPERTY IN THE HEART OF LONG ISLAND CITY

37-22 10th St, Long Island City, NY 11101



PROPERTY DESCRIPTION

Recently renovated 2,500 SF high-ceiling warehouse featuring a drive in roll up gate and an adjacent 7,500 SF gated, paved lot in the heart of Long Island City, just minutes from the Queensborough Bridge. The property offers convenient street to street access from 10th St to 9th St, between 37th and 38th Avenues, with separate entrances for the warehouse and lot.

This ideal setup is perfect for industrial contractors, construction firms, or automotive tenants needing both workspace and secure outdoor storage or parking.

The two units may be leased together or separately .

PROPERTY HIGHLIGHTS

- 2,500 SF warehouse + 7,500 SF adjacent lot.
- High ceilings with drive in roll up gate and separate lot entrance.
- Ideal for contractors, construction, or auto related uses.
- Excellent location minutes from the Queensboro Bridge

OFFERING SUMMARY

Lease Rate:	Call for Details
Total Building:	2,500 SF
Usable Lot:	7,500SF
Lot Size:	0.06 Acres
Year Built/Renovated:	1955/2025
Drive In:	2
Ceiling:	16'
Gas:	Natural
Sewer:	City
Heating:	Gas
Water:	City
Zoning:	M1-3

CONTACT AGENT

EITAN HAKAMI

Associate Real Estate Broker

Direct: (917) 716-7751

ehakami@greiner-maltz.com

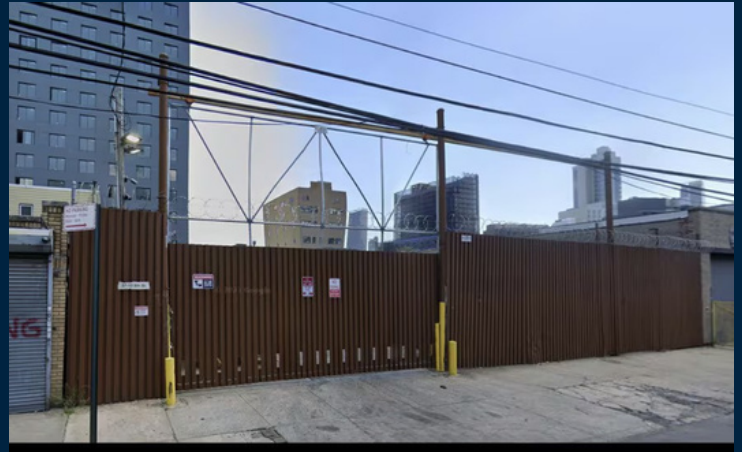
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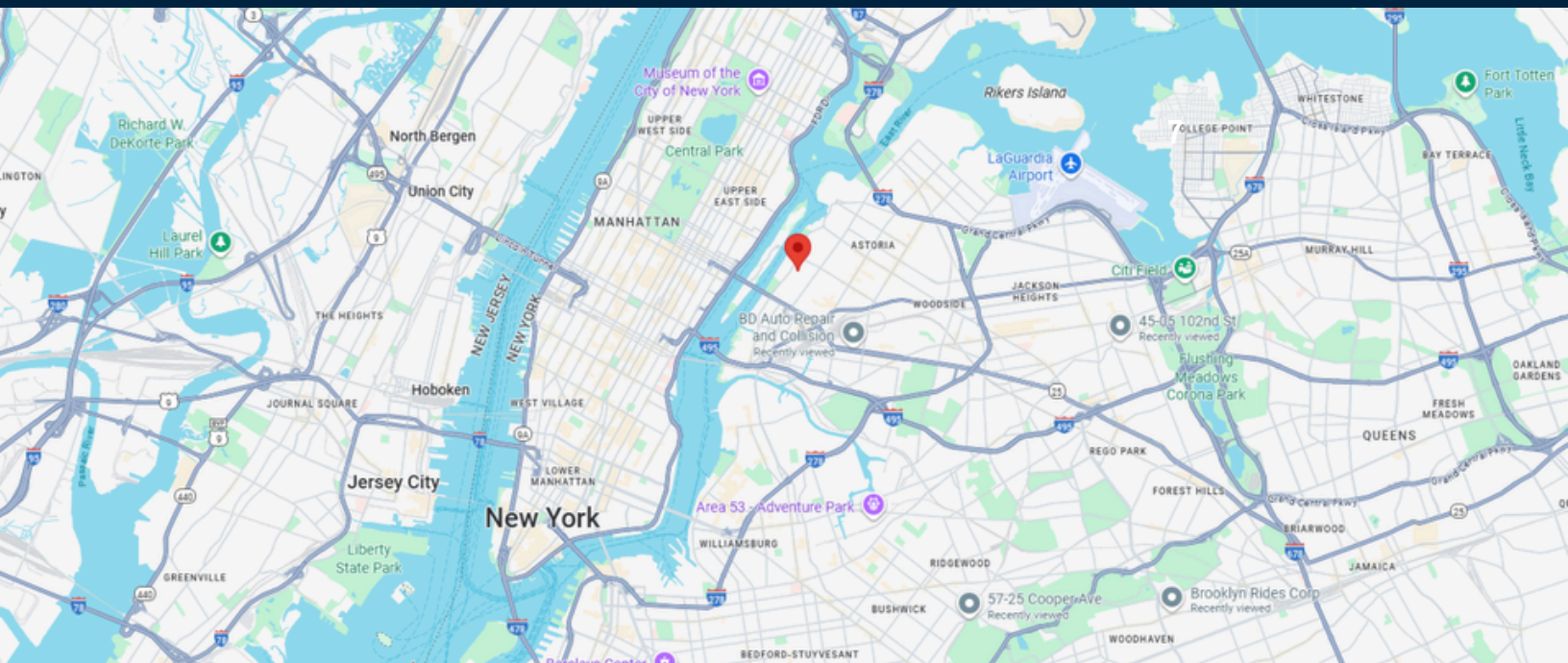
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