

## 19,000 SF OF COMBINATION LAND AND STRUCTURES IN LIC, WITH STREET TO STREET ACCESS BETWEEN 11TH AND 12TH ST.

37-15 11<sup>TH</sup> ST., Long Island City, NY 11101

37-14 12<sup>TH</sup> ST., Long Island City, NY 11101



### PROPERTY DESCRIPTION

- Approximately 19,000 SF, improved by two structures and an extensive paved yard area. The entire 19K SF lot can be divided in half.
- The **37-15 11<sup>th</sup> ST entrance** is +/- 9500 SF lot and contains approximately 3,300 SF Structure (**Labeled #1**), with 1,600 SF at street grade on 11th Street, plus an additional 1,600 SF below grade providing supplemental interior storage. The 1600 SF on 11<sup>th</sup> is on grade and has a short dock with interior storage.
- The **37-14 12<sup>th</sup> St entrance** is +/- 9500 SF lot and contains a 1,000 SF below grade structure with two roll-up gates (**Labeled #2**). Space can function as dual auto service bays or flexible storage.
- All land is fully paved and accessible. Any tenant leasing entire lot will have street-to-street access from both 11th Street and 12th Street

### PROPERTY INFO

Lease Rate:	Call for Details
Total SF:	Approx. 19,000 SF
Building SF:	Approx. 4600 SF
Drive in:	2
Loading Dock :	1
Zoning:	M1-3

### CONTACT AGENT

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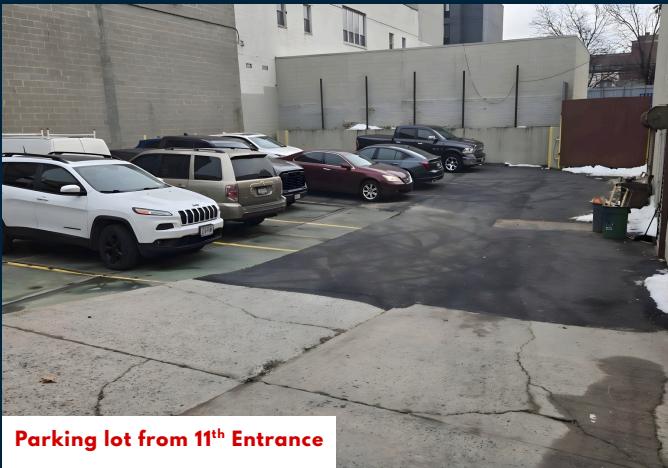
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Parking lot from 11<sup>th</sup> Entrance



Gate and Entrance from 11<sup>th</sup> St



Gate and Entrance from 11<sup>th</sup> St



Short Dock from 11<sup>th</sup> St



Interior storage from Dock



Land area and Structure #2

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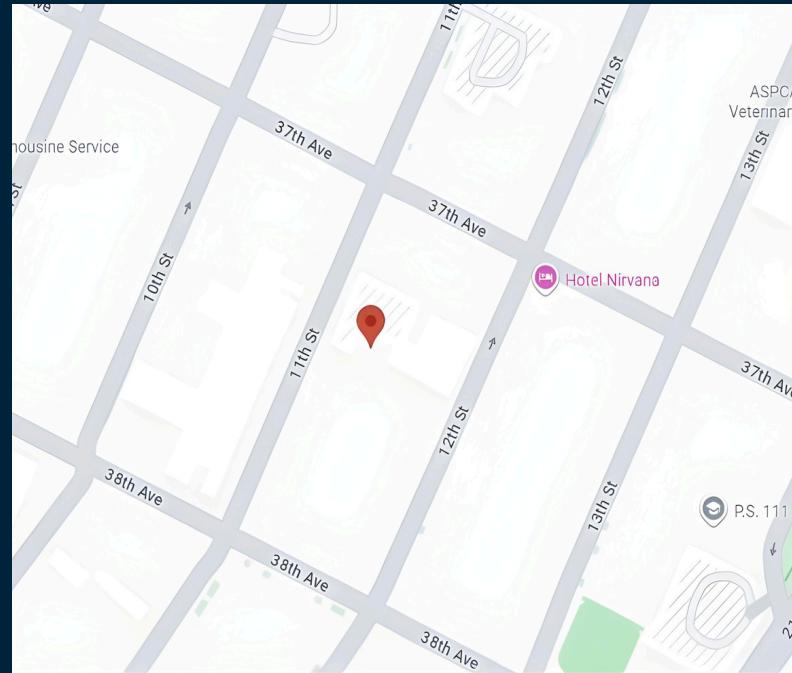
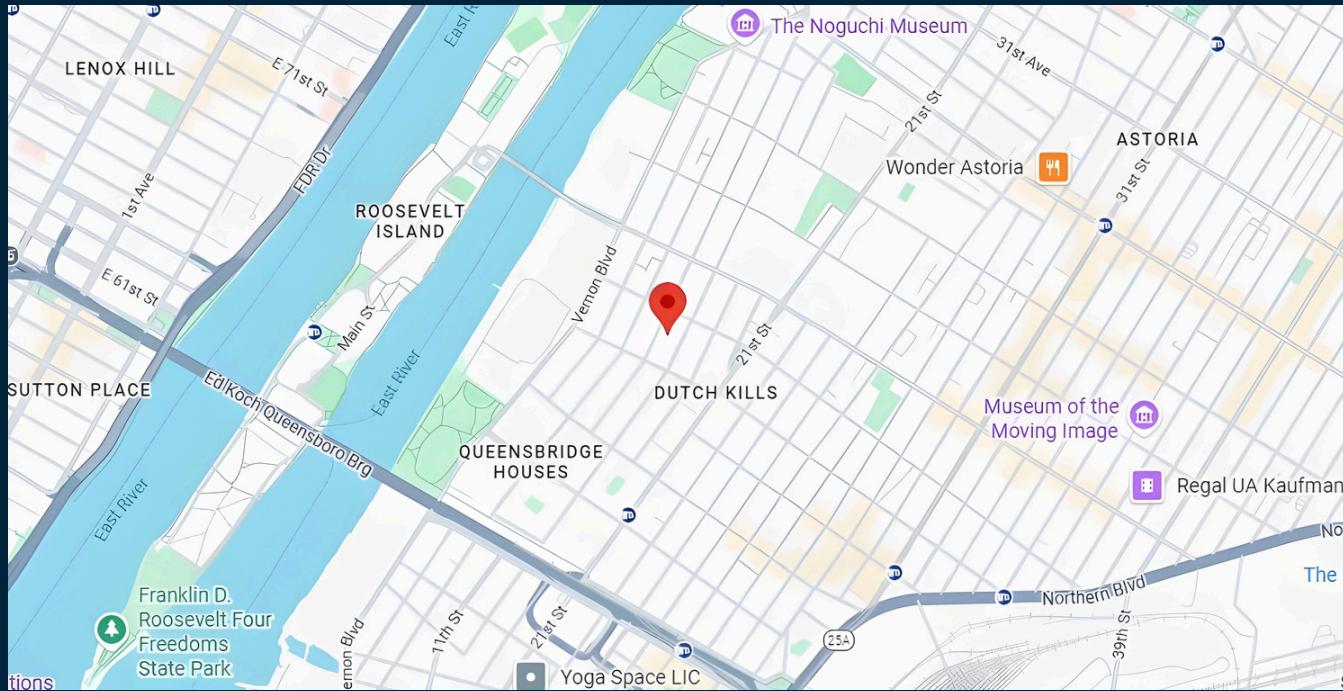
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