

# LONG ISLAND CITY – LAST MILE – 125,000 SF PROPERTY AND LAND

80,000 SF INDUSTRIAL FLEX + 10,000 SF OFFICE SPACE + 22,500 SF PARKING LOT + 4,700 SF 2 STORY DRIVE-IN



## VACANT & AVAILABLE IMMEDIATELY FOR LEASE

**45-01 VERNON BOULEVARD, LONG ISLAND CITY AKA 10-01 45 ROAD & 10-11 / 10-01 46TH AVENUE**  
Formerly the Headquarters of DHL, The Building Later Served as The New York Blood Bank for 25 Years

### Flex Property with Unique Attributes:

- Ideal for 'last mile' warehouse
- Approximately 20 FT ceiling heights
- 2 roll-up garages with interior loading bays
- Three additional loading bays can be restored with existing curb cuts for drive through accessibility
- 22,500 SF of land for parking, staging or other tenant needs
- "Unlimited" floor loads
- High-quality furnished office space in move-in condition (10,000 sf)
- 4,000 amps, three phase four wire 220 amp electric service
- Fully functioning climate controlled HVAC system throughout premises
- A portion of the property contains refrigerated insulated storage

For More Information, Contact Exclusive Agent - ABS Partners Real Estate:

Ben Waller  
bwaller@absre.com  
212-400-9515



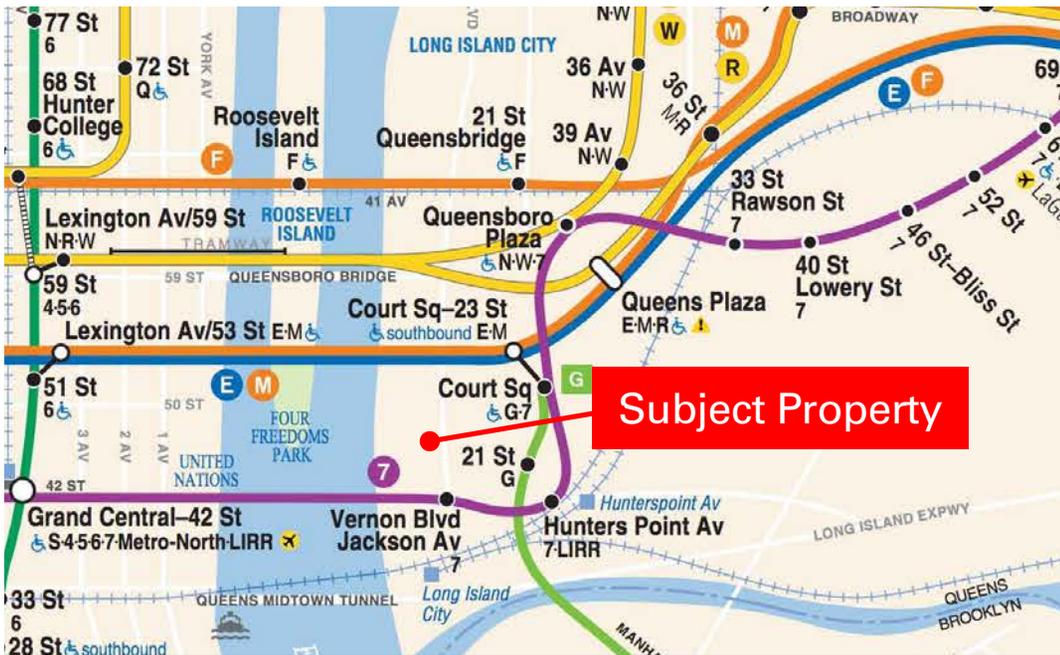


Site Overview

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Subway Map

CONVENIENTLY LOCATED

TWO STOPS  
TO TIMES SQUARE



Bus Map

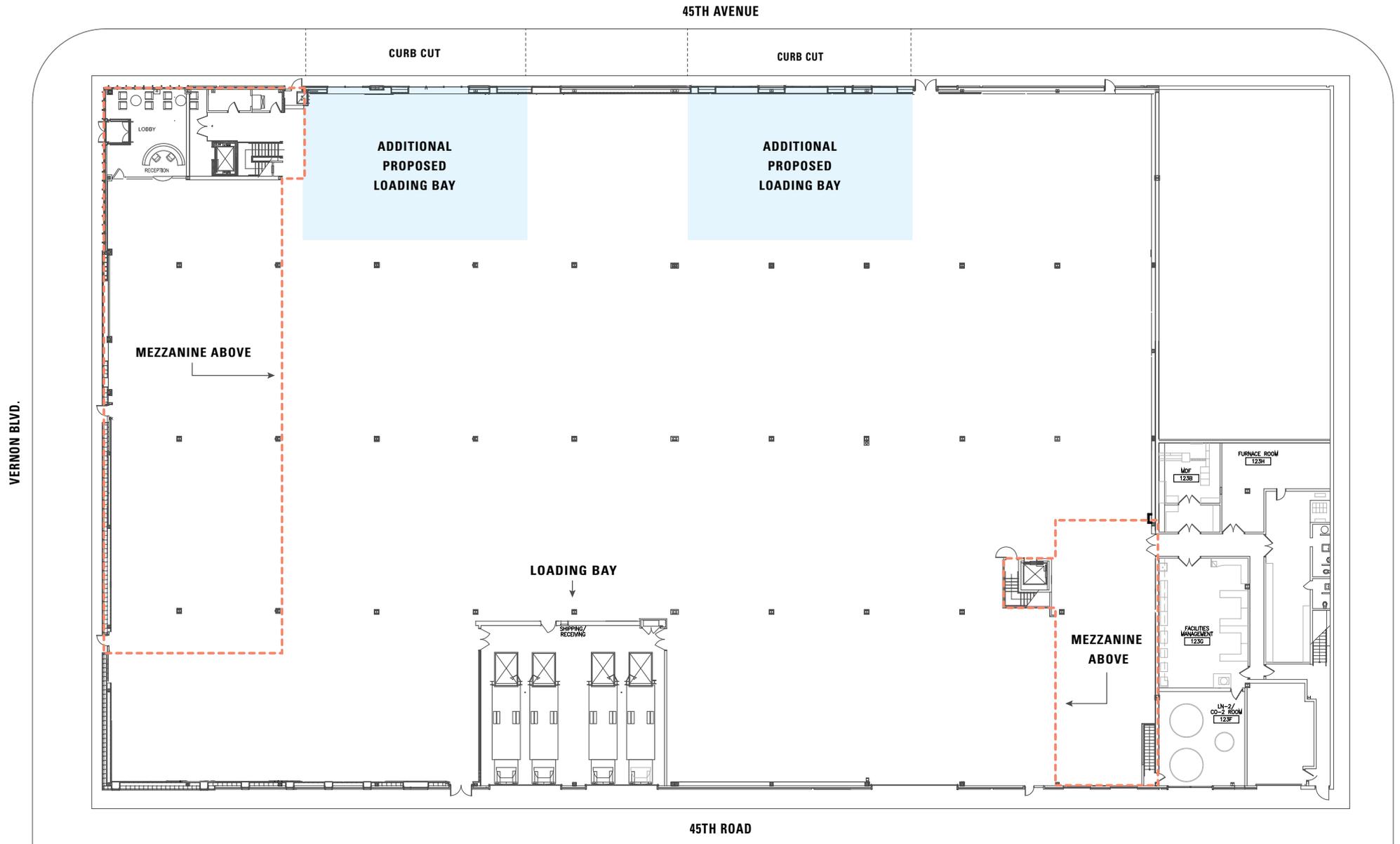
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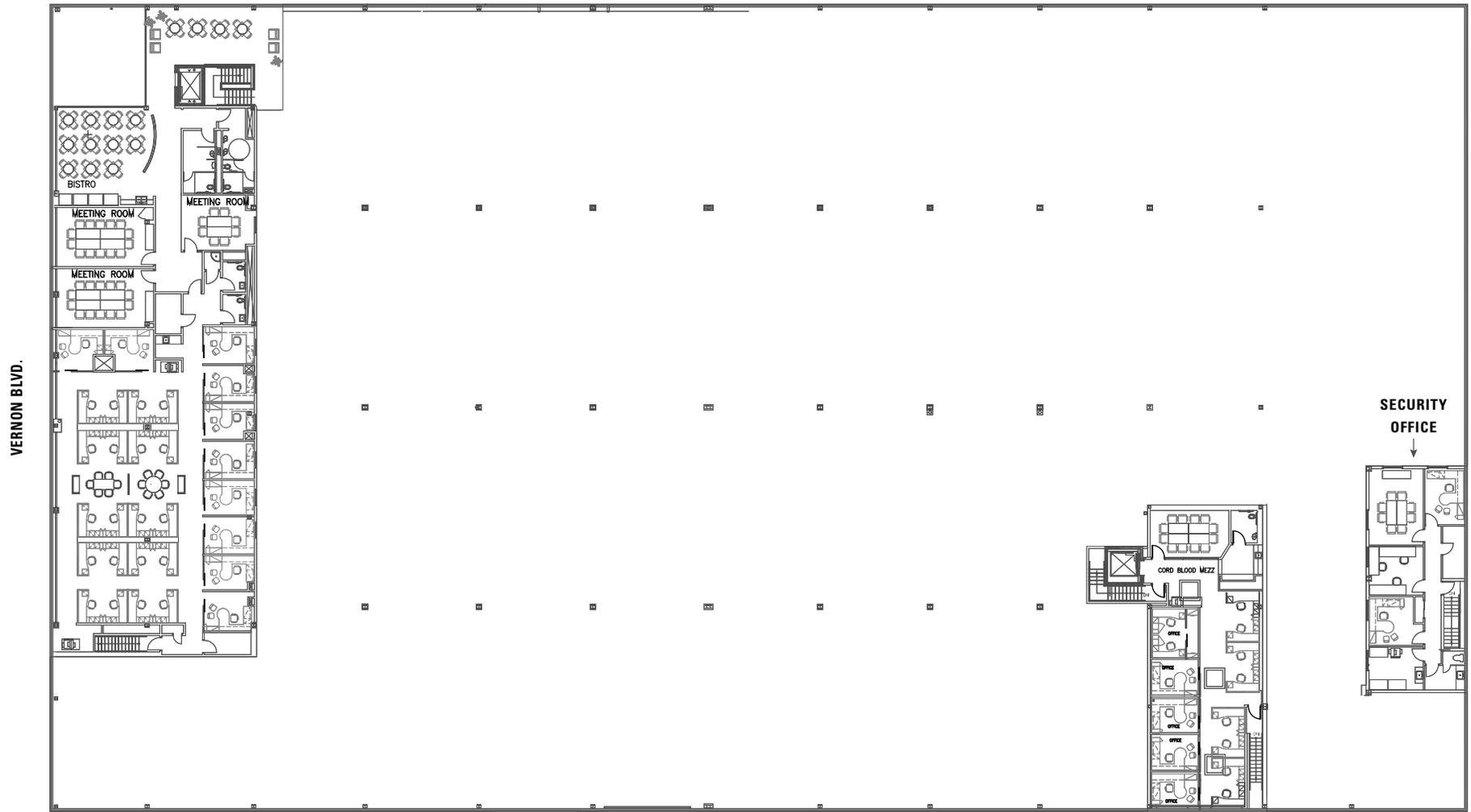


# GROUND FLOOR - 80,000 SF INDUSTRIAL FLEX - PROPOSED CONDITIONS



# MEZZANINE - 10,000 SF OFFICE SPACE - PROPOSED CONDITIONS

45TH AVENUE



VERNON BLVD.

SECURITY OFFICE

45TH ROAD