

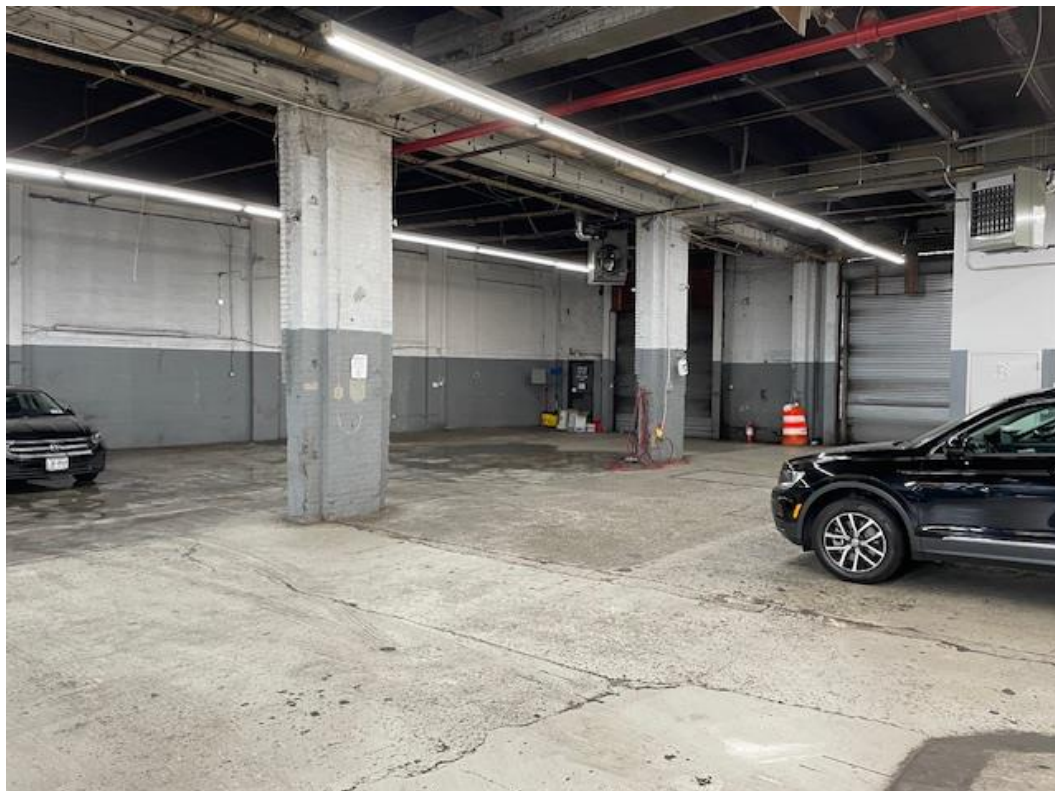
**35-02 Northern Blvd
Long Island City, NY
13,300 Square Foot 1 Story Building**



- FIREPROOF CONSTRUCTION
- FULLY SPRINKLERED
- 16 TO 18 FOOT CEILING HEIGHTS
- 3 DRIVE-IN DOORS
- GAS HEAT
- 400 AMPS
- SEVERAL THOUSAND SQ. FT. OF FINISHED SHOWROOM/OFFICE SPACE
- TREMENDOUS EXPOSURE ON NORTHERN BLVD
- SHORT WALK TO SUBWAY
- SECONDS FROM 59TH STREET BRIDGE
- POSSESSION ARRANGED

RENT: \$470,000/ANNUM MODIFIED GROSS

For Further Information or Inspection
Contact Exclusive Broker
Joseph Hentze
Hentze-Dor Realty, LLC.
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