

HIGH CEILING WAREHOUSE

**30- 11 Borden Ave
(aka 49-74 30th Place)**

Long Island City, NY

12,000 sq.ft. Building



Features:

- ↑ 31' ceiling height
- ↑ 1 drive-in doors
- ↗ gas heat
- ⚡ 400 Amps-3 phase
- M2-1 industrial zone

Transportation

- 7 Hunters Point Avenue
- G Court Square
- Hunterspoint Avenue
- Q67, QM 10,12,15,16,17
- Queensboro Bridge
- LIE, BQE, Midtown Tunnel

Estimated Travel Time

- 20 minutes
- 25 minutes
- 20 minutes
- 3-7 minutes
- 18 minutes
- 2 minutes

For Further Information and Inspection, Call Exclusive Agents:

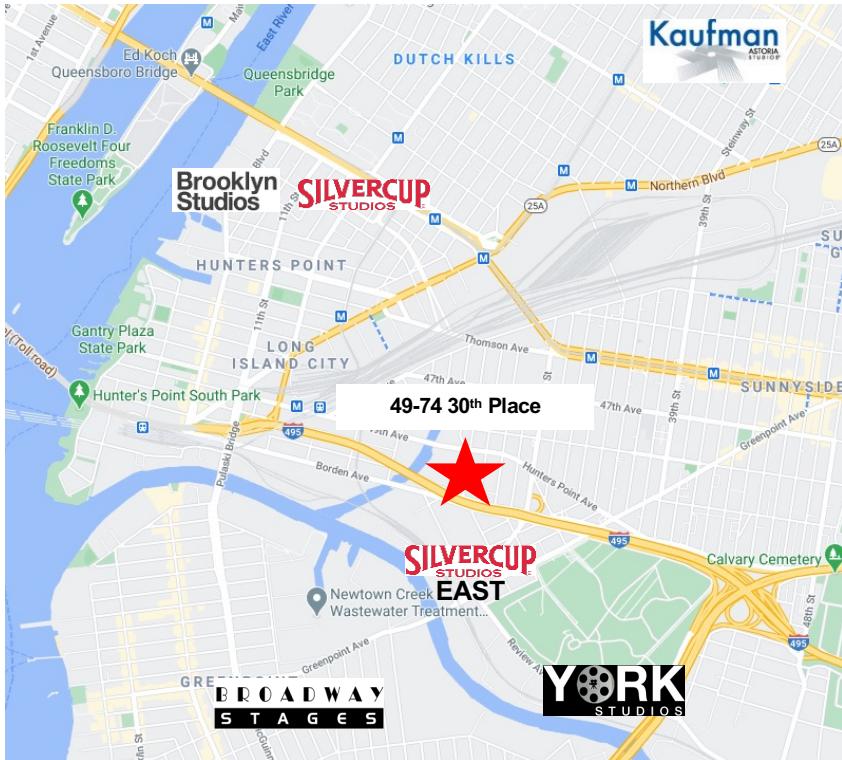
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**Sholom &
Zuckerbrot Realty LLC
Established 1962**

**3333 New Hyde Park Rd. Suite 307
New Hyde Park, NY 11042**

49-74 30th Place Long Island City, NY



Ideal For:

- High Cube Warehouse
- Specialty Sports
- Distribution
- Event Space
- Transportation
- TV-Movie Studio & Set Storage

New York City / New York State Benefit Programs

**(REAP) Relocation &
Employment Assistant Program:**
(CEP) Commercial Expansion Program:
Moving & Relocation Tax Credit:
Investment Tax Credit:

Up to \$3,000 per employee
Up to \$2.50 per sq. ft.
Up to \$100 per employee
**Qualified purchases
of equipment**
Up to 10% to 30%

Energy Discounts:

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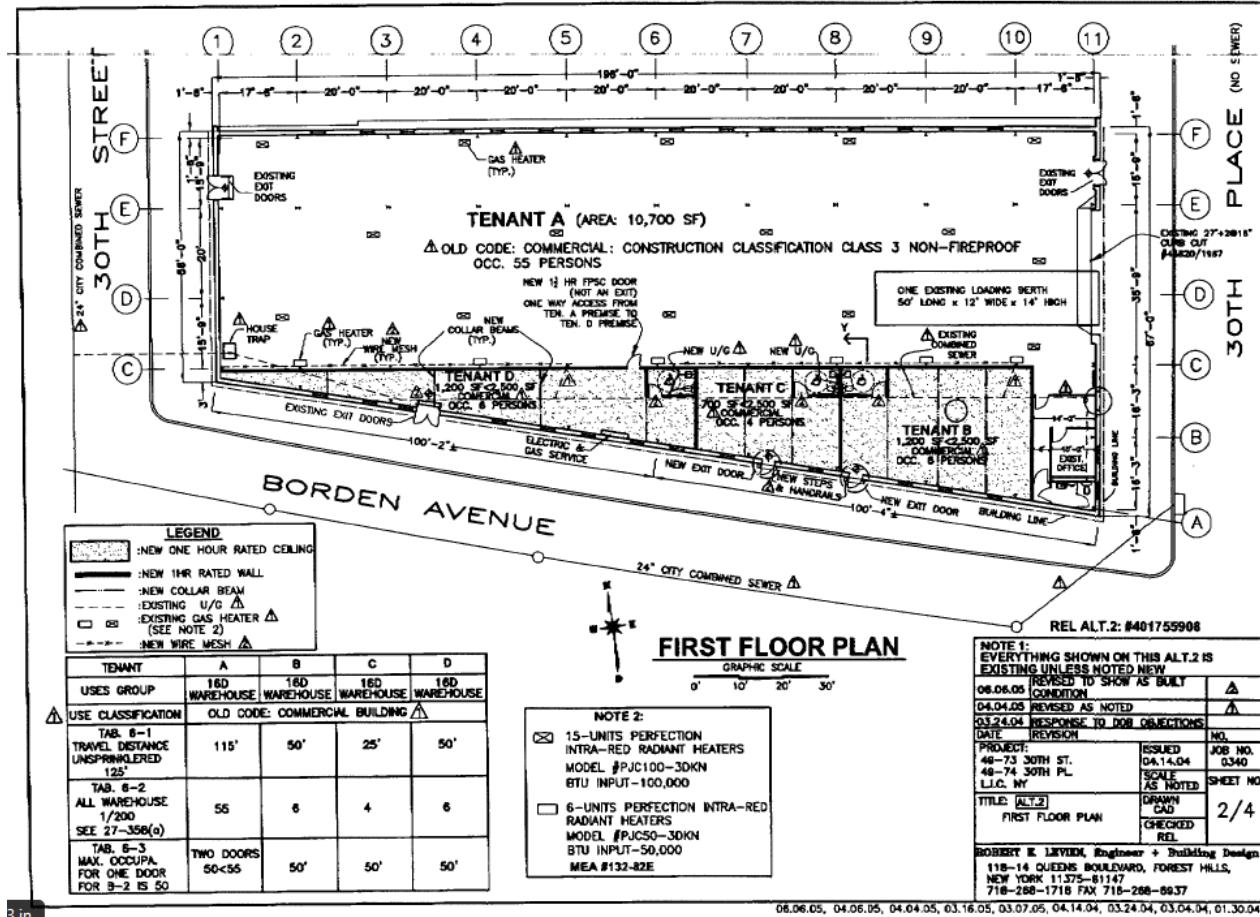
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49-74 30th Place Long Island City, NY



Plan

Specification:

30' High Ceiling
58' Column Spacing
Gas Heating System
400 Amps 3 Phase Power
Street-to-street Access

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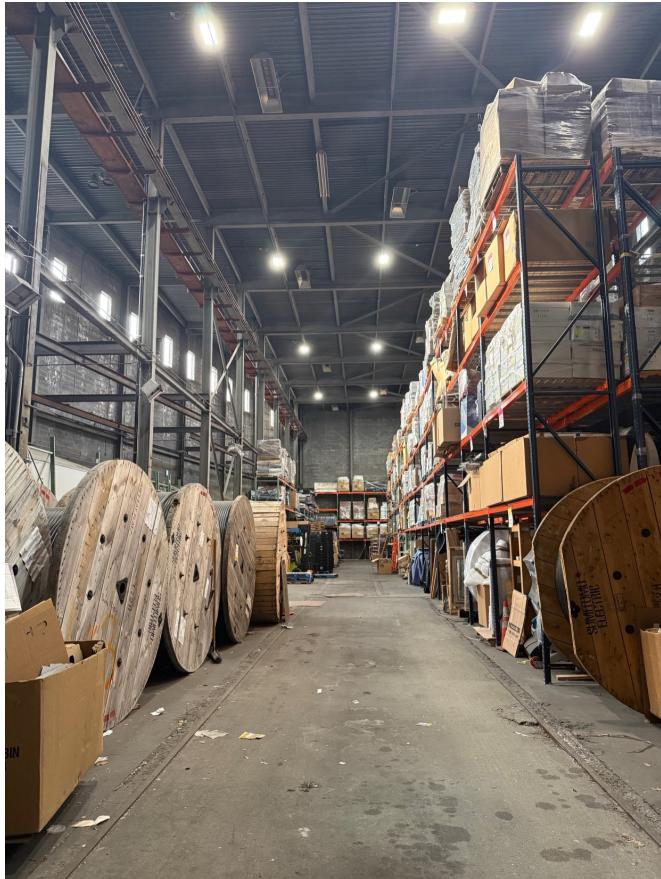
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Warehouse



Office

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