

FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101



PROPERTY OVERVIEW - 11,800 SF AVAILABLE

- 9,050 SF GROUND FLOOR WAREHOUSE OR COVERED PARKING
- ↳ (2) CONNECTED CLEAR-SPAN SPACES WITH 15'FT CEILINGS
- 2,750 SF SECOND FLOOR OFFICES AND / OR ADDITIONAL STORAGE SPACE

FEATURES

- **RECENTLY RENOVATED**
- CORNER PROPERTY WITH HIGH VISIBILITY / DOUBLE WIDE STREET
- 3 DRIVE-IN DOORS (15'FT. HIGH)
- ZONED M1-4
- 3-PHASE POWER - GAS & OIL HEAT SERVICE
- HVAC OFFICES & PARTIALLY HEATED WAREHOUSE SPACE
- ACCESS TO L.I.E, VAN WYCK EXPY, NORTHERN BLVD.
- Q65 + Q20 BUSES TO **7 N W R E G M F** TRAINS
- SHORT OR LONG-TERM LEASE CONSIDERED

➔ JOIN THE CITY OF YES!

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREAT SPACE FOR:

- DISTRIBUTION
- STORAGE
- FLEET PARKING
- INSTITUTIONAL CENTER
- SHOWROOM
- TV / FILM
- FOOD / BEVERAGE
- GALLERY
- RETAIL

**THE PERFECT COMBO!
AVAILABLE IMMEDIATELY**

GREINER-MALTZ
REAL ESTATE

WERWAISS
PROPERTIES

CONTACT EXCLUSIVE AGENTS

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

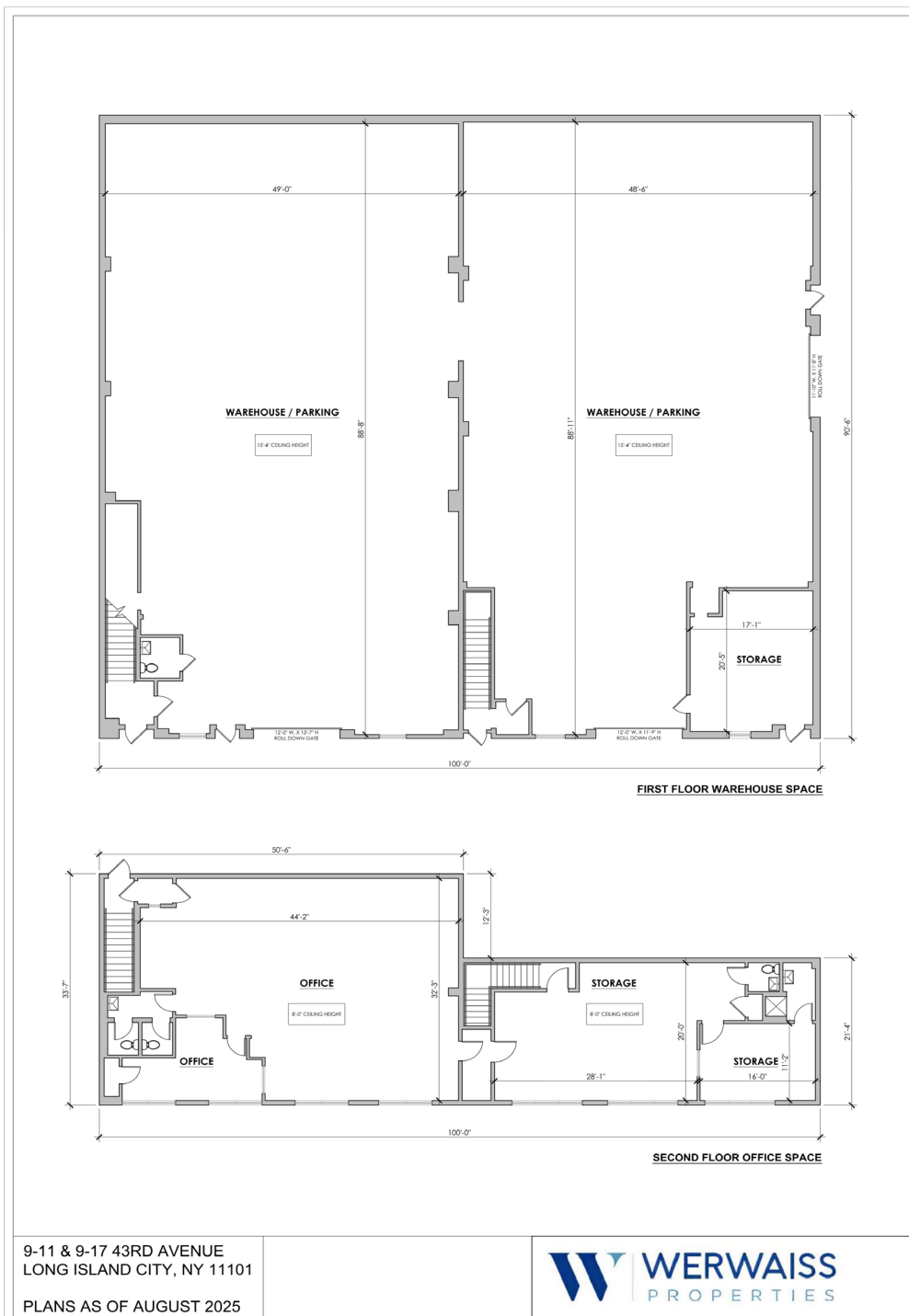
KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218

FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREINER-MALTZ
REAL ESTATE

WERWAISS
PROPERTIES

CONTACT EXCLUSIVE AGENTS

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218

FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101

Neighborhood Amenities

RETAIL

1. Target
2. S&A Wines and Spirits
3. Book Culture LIC
4. Foodcellar Market Court Square
5. Trader Joe's
6. City Acres Market
7. New York Wine Warehouse
8. Dozo Dog LIC

CULTURE

1. MoMA PS1
2. SculptureCenter
3. Flux Factory
4. Dorsky Gallery Curatorial Programs
5. Jeffrey Leder Gallery
6. BrickHouse Ceramic Art Center

FITNESS

1. Planet Fitness
2. The Cliffs at LIC
3. Orangetheory Fitness
4. Brooklyn Boulders Queensbridge
5. Court 16 LIC - Tennis Remixed
6. Nicely Fit
7. Powerhouse Gym Long Island City

DINING

1. John Brown BBQ
2. Carla
3. The Beast Next Door
4. Starbucks
5. The Halal Guys
6. Ooi Sushi & Bar
7. Lost in Paradise Rooftop
8. Dutch Kills
9. Chipotle Mexican Grill
10. sweetgreen
11. Tacombi
12. M. Wells
13. Serafina to go
14. Murray's Cheese Bar
15. JACX & CO.
16. Sweetleaf Coffee Roasters
17. Vista Skylounge
18. Meet Fresh
19. Top Quality
20. Luzzo's
21. LIC Beer Project
22. No Stress Coffee
23. Jing Li
24. THE HUNTRESS whiskey n' wings
25. Chip City -LIC

HOTELS

1. Ravel Hotel
2. Aloft LIC
3. Hyatt Place LIC / NYC
4. Microtel Inn by Wyndham
5. Boro Hotel

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREINER-MALTZ
REAL ESTATE

WERWAISS
PROPERTIES

CONTACT EXCLUSIVE AGENTS

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218