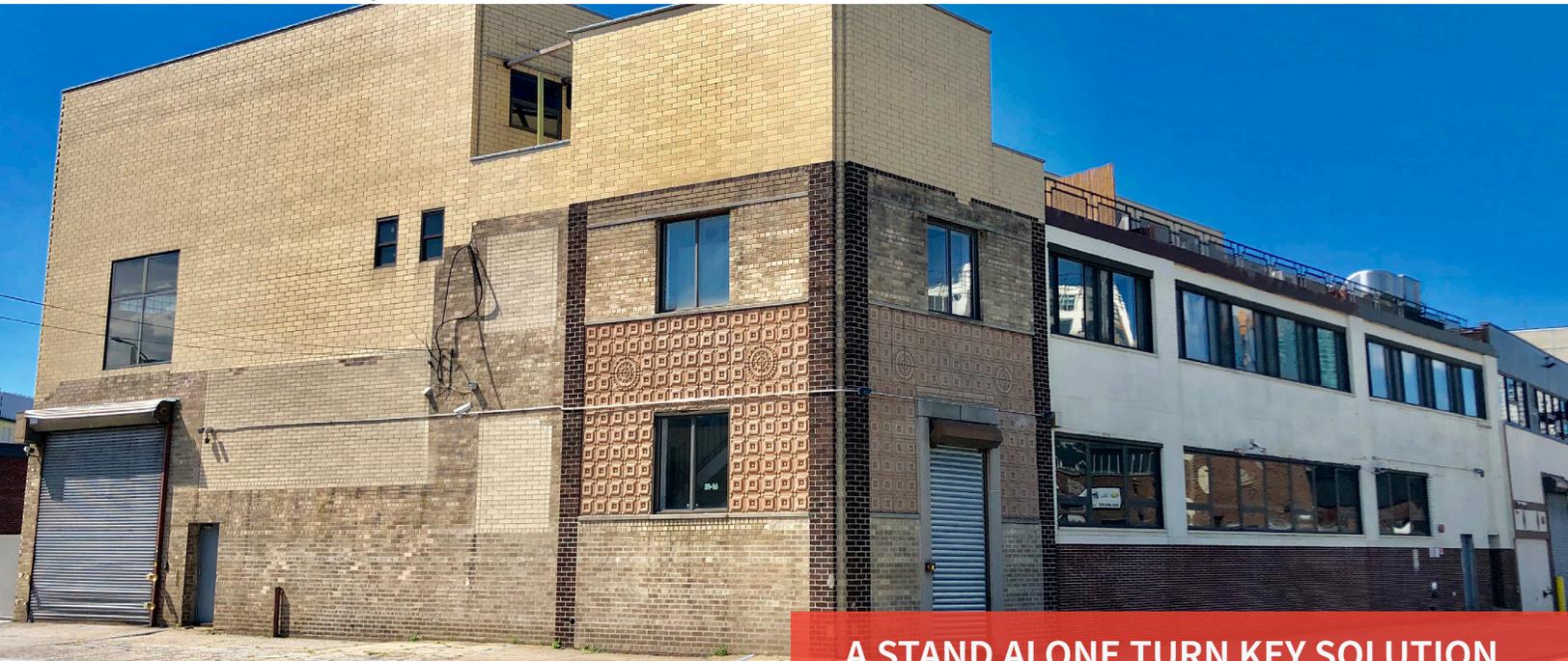


EXCLUSIVE

Borden Avenue Corridor Ground Floor for Lease

31-16 Hunters Point Avenue

LONG ISLAND CITY, NY 11101



FEATURES

- **7,500 SF GROUND FLOOR WAREHOUSE AVAILABLE IMMEDIATELY**
- AIR CONDITIONED THROUGHOUT
- 20' CEILINGS
- ONE LARGE DRIVE-IN DOOR
- HEAVY ELECTRIC & GAS SERVICE
- FULLY SPRINKLERED
- ON SITE CAR PARKING AVAILABLE
- ACCESS TO ROOF TOP PATIO
- WALKING DISTANCE TO THE 7 & LIRR

[CLICK HERE FOR VIDEO](#)

A STAND ALONE TURN KEY SOLUTION

FULL FLOOR DIVISION AVAILABLE



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.

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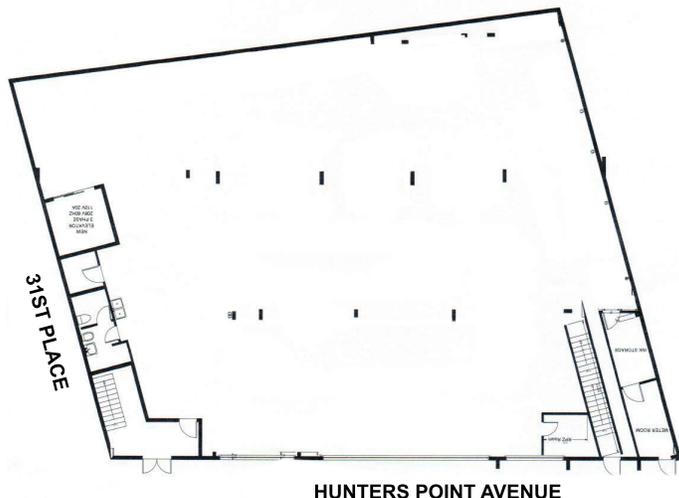
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FIRST FLOOR PLAN



QUALIFY FOR LONG ISLAND CITY ECONOMIC BENEFITS

- **REAP** - SAVE \$3,000 PER EMPLOYEE PER YEAR
- **ECSP** - SAVE UP TO 45% ON UTILITY BILLS
- **CEP** - \$2.50 PSF RENT ABATEMENT FOR UP TO 10 YEARS!

NEARBY

- QUEENS MIDTOWN EXPRESSWAY
- BROOKLYN-QUEENS EXPRESSWAY
- QUEENS BOULEVARD
- VAN DAM STREET

TRANSPORTATION

- 7** RAWSON ST & COURT SQUARE
- HUNTERSPOINT AVENUE
- E M G** COURT SQUARE
- Q39 - 48TH AVE / VAN DAM ST

SECOND FLOOR PLAN



* Legal Caretaker Apartment with full kitchen and bath

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