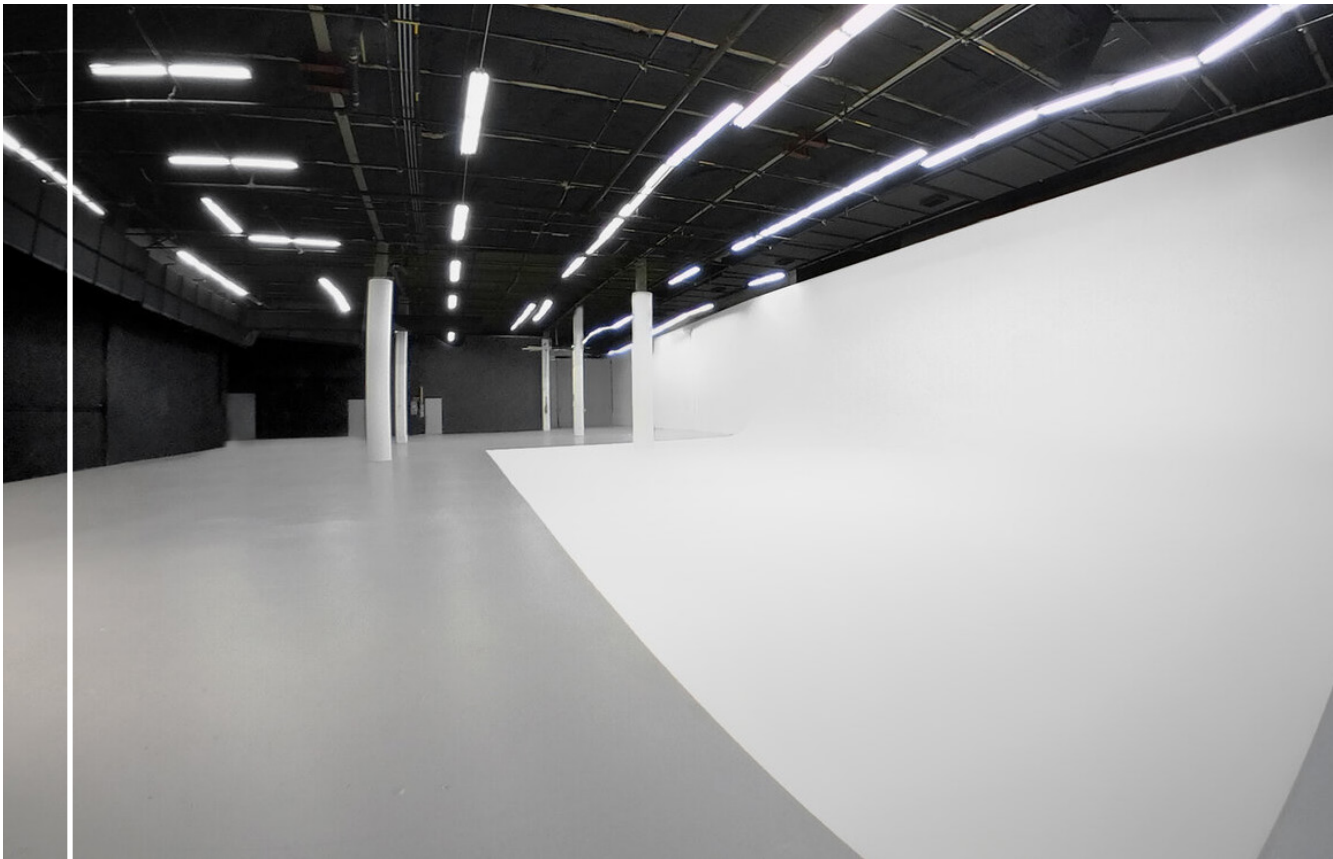


**2-15 BORDEN AVENUE
LONG ISLAND CITY NY 11101**

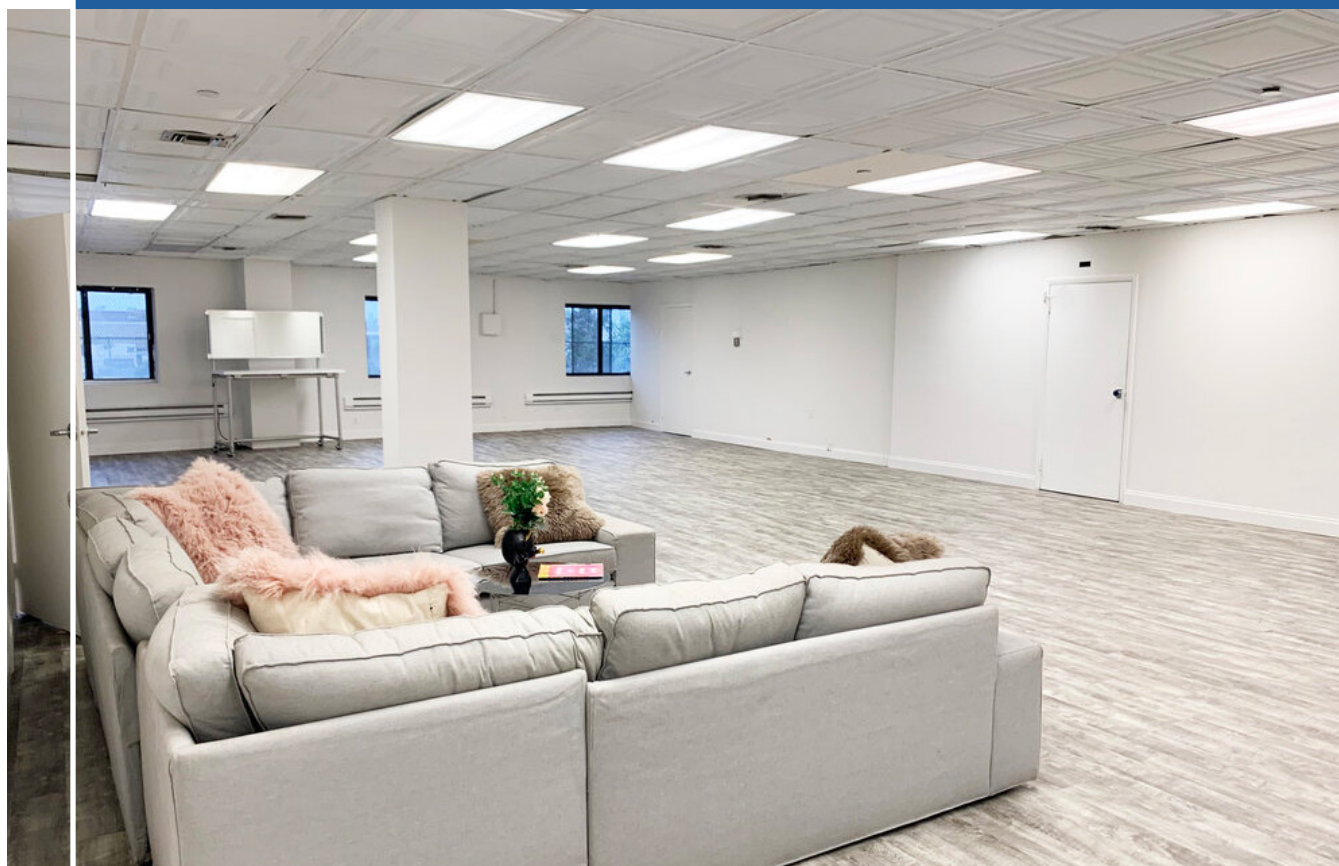


**21,000 SQFT WAREHOUSE/RETAIL/FILM
STUDIO AVAILABLE FOR LEASE**

PRIME HUNTERS POINT, LONG ISLAND CITY LOCATION



2-15 BORDEN AVENUE LONG ISLAND CITY NY 11101

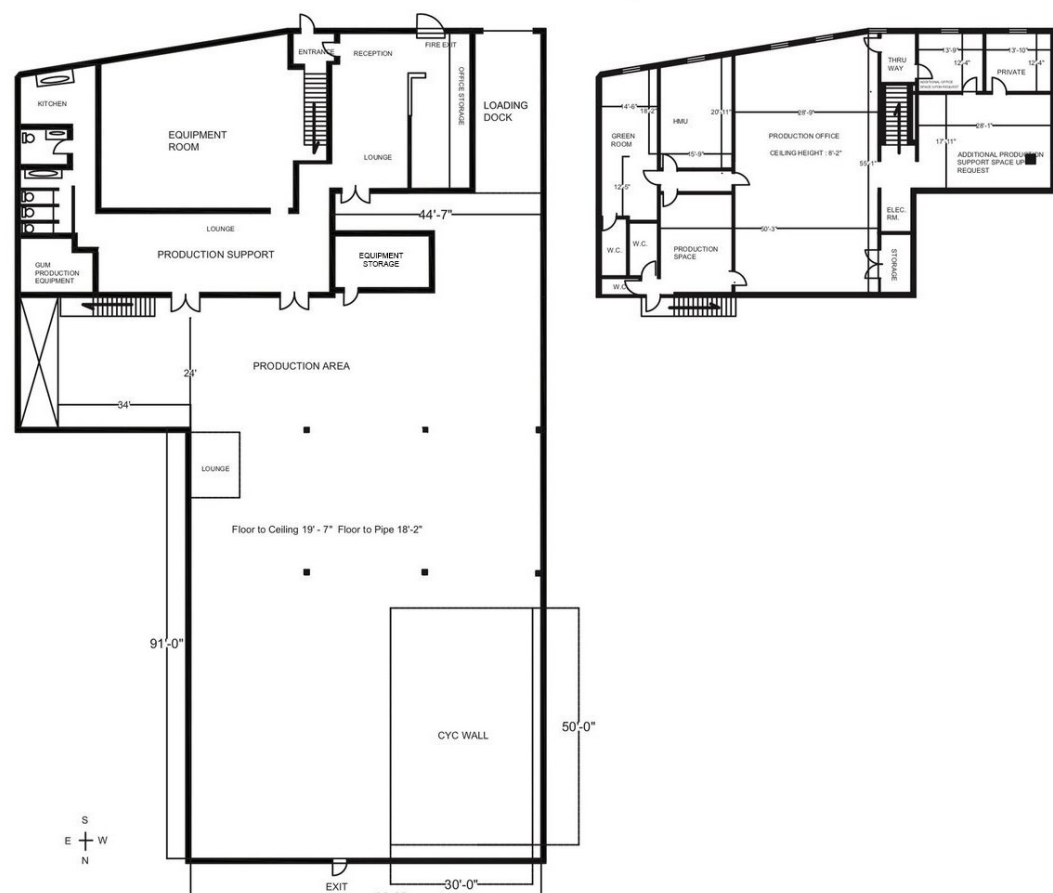


BORDEN AVENUE



51 st AVENUE

BORDEN AVENUE



51 st AVENUE

PROPERTY INFORMATION

Block	15
Lot	6
Zoning	M1-4/R6B
Ground Floor	16,300 Sqft
Second Floor	5,000 Sqft

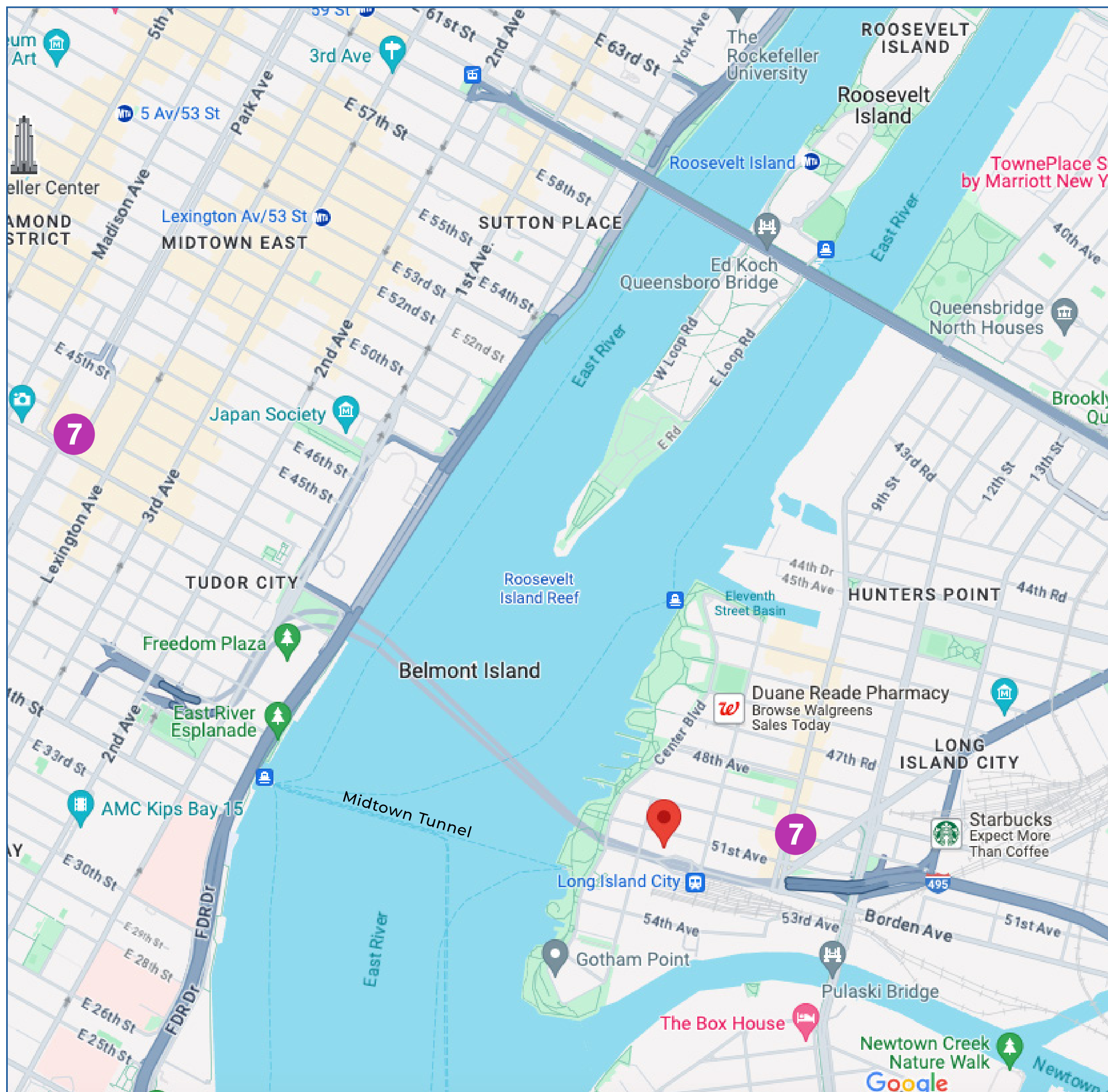
BUILDING FEATURES

Ceiling Height	18' Clear, 21' To Deck
Power	Three Phase, 400 Amp
Heat	Full Building HVAC System
Loading	13' Drive In Door
Bathrooms	7
Sprinkler	Wet System
Filming	65' Wide Cyclorama Wall

PROPERTY TAX MAP



TRANSPORTATION BY CAR OR TRAIN



KEY TRANSPORTATION

- 5 minute walk to the subway, 7 train
- 1 stop to Grand Central Station
- 3 min drive to Midtown Tunnel
- 2 min drive to LIE (495)
- 15 min drive to BQE (278)



LEASE PRICE: UPON REQUEST



Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.