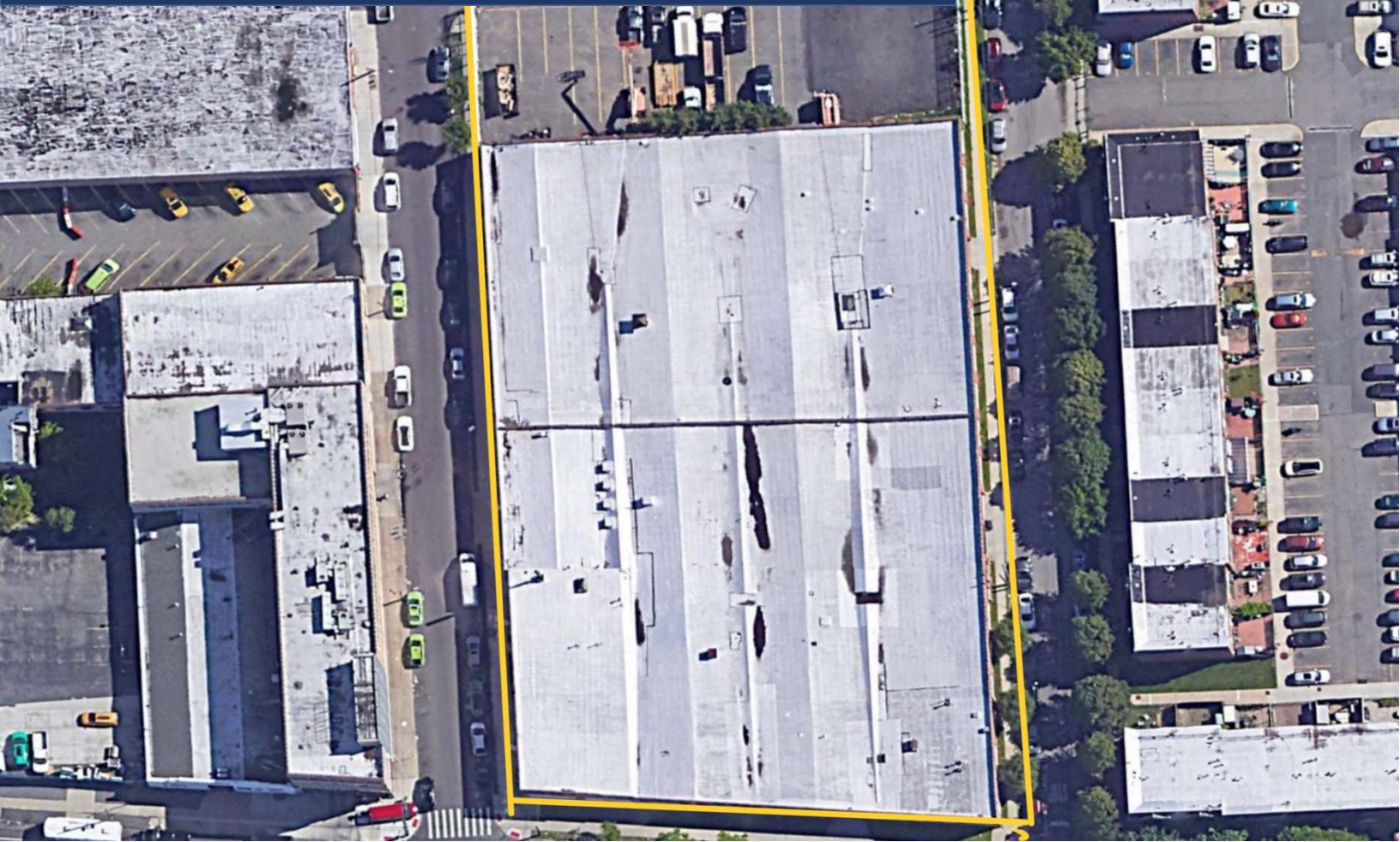


12-01 34<sup>th</sup> Avenue, Long Island City, NY 11106



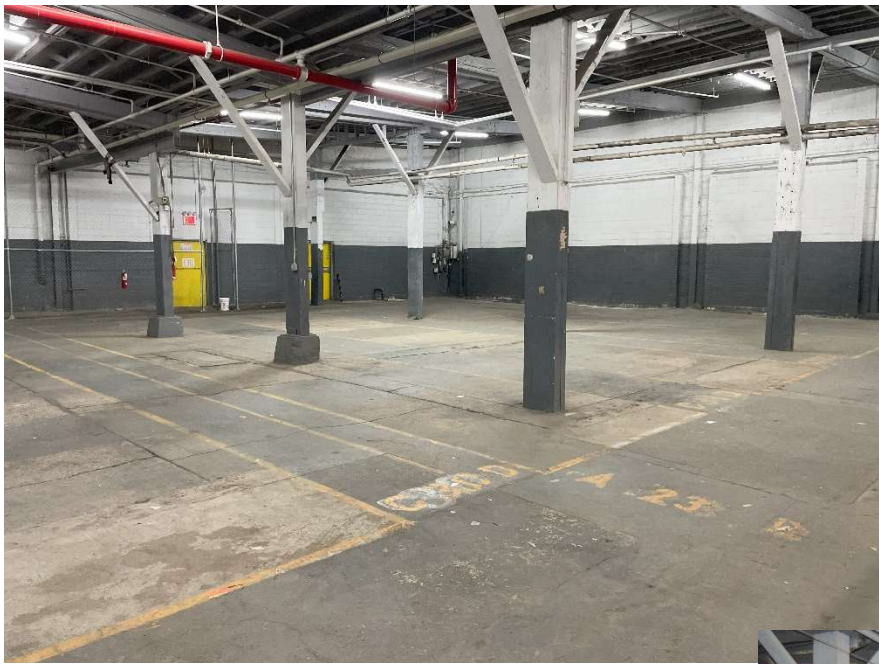
### Property Highlights:

- Large Industrial Warehouse (63,850 sq ft building)
- Loading Dock and Drive-In Access (3 Loading Docks, 2 Drive-ins)
- High Ceilings (16 - 22 ft) with Minimal Columns
- Fenced-in and Gated Back Yard for Fleet Parking
- 3 Phase Power
- Ideal Location – Minutes from the 59<sup>th</sup> St Bridge and La Guardia Airport



DOUGLAS J. BAUER, JD, CPA, CFP

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*Large Industrial Warehouse of roughly 63,850 square feet. The building is split into two divisions of 36,450 and 27,400 square feet, with drive-in doors allowing access between spaces.*

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*Ideal Warehouse for storage, distribution, or workshop.*

*Ample power to support a shop or other high-power operations.*

*Plenty of maneuvering for equipment or shelving.*

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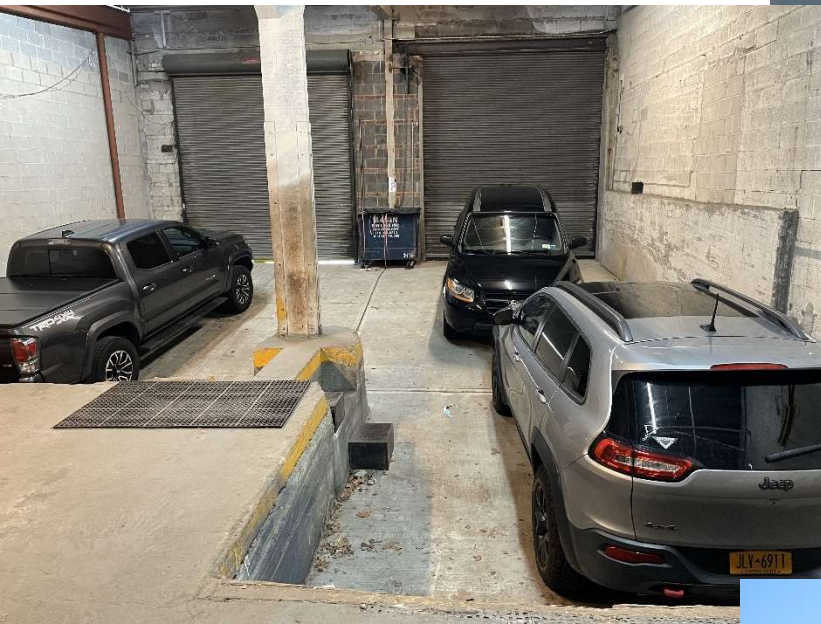




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*Easily Access Building with Entrances on all four (4) sides:*

- (1) Drive-in onto 34<sup>th</sup> Ave
  - (1) Drive-in onto 12<sup>th</sup> St
  - (1) Drive-in and (2) Interior Loading Docks onto 13<sup>th</sup> St
  - (1) Drive-in and (1) Loading Dock into the Parking Lot
- 

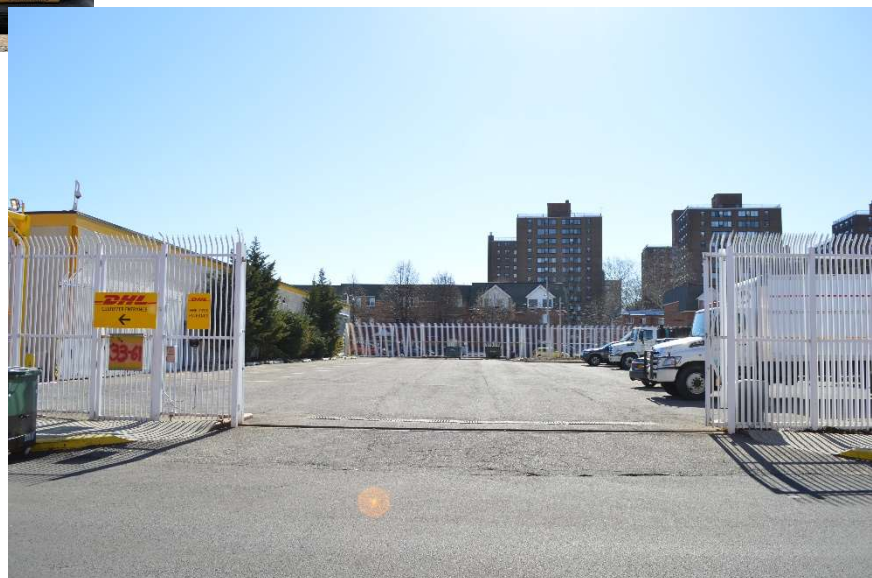


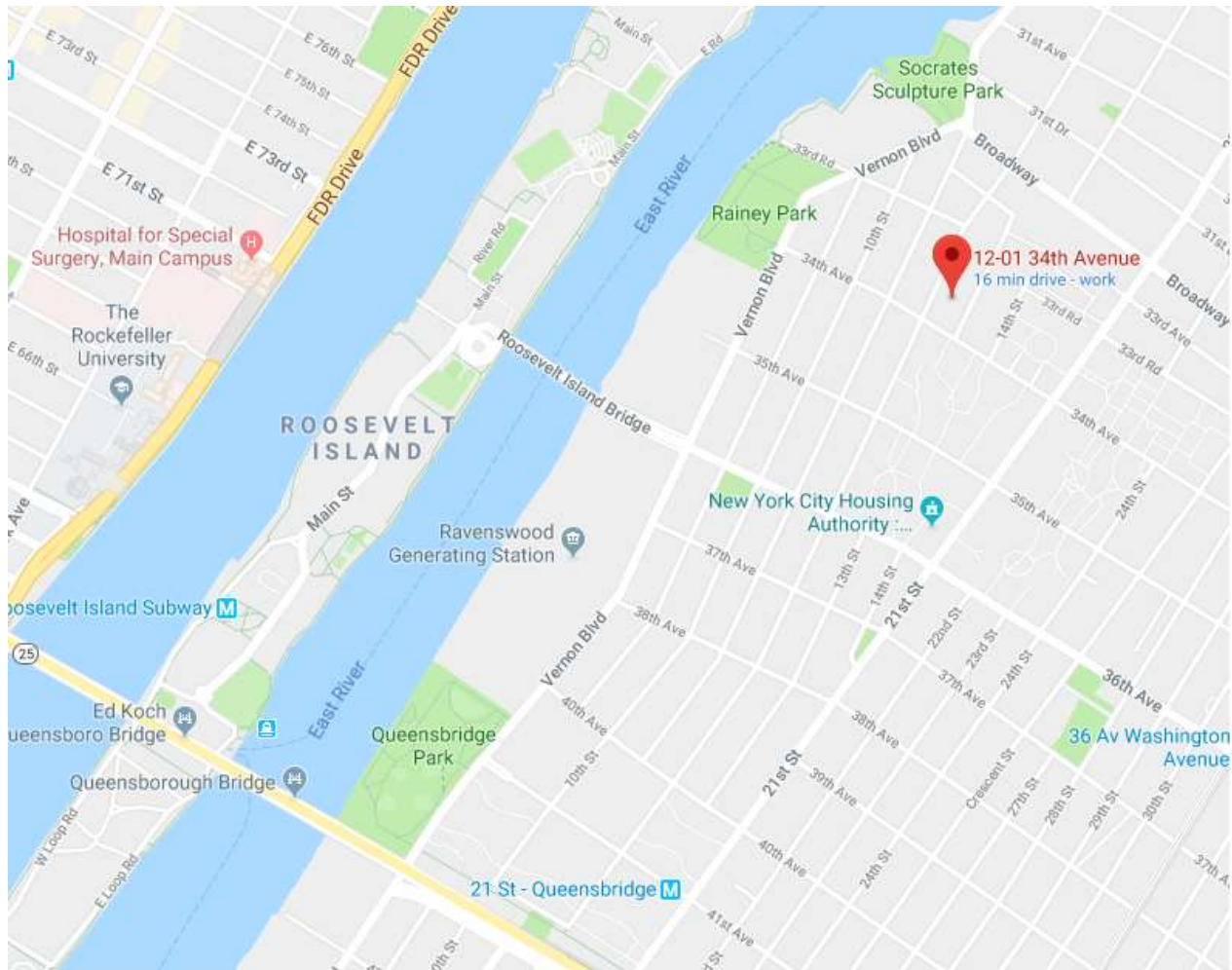
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*Fenced and Gated Parking Lot for Truck or Car Parking*

*Lot is roughly 14,000 square feet making it ideal for larger trucks or a fleet*

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### Transportation

- Minutes from 59<sup>th</sup> Street Bridge
- < 1-mile walk from Broadway Subway Station
- 10-minute drive from La Guardia Airport

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FOR ADDITIONAL INFORMATION OR SHOWINGS CONTACT:

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