

EXCLUSIVE

2,500 SF AVAILABLE IN LONG ISLAND CITY!

22-07 41ST AVENUE LONG ISLAND CITY, NY 11101



PROPERTY OVERVIEW:

- 2,500 SF 1ST FLOOR SPACE - **LEASED**
- 2,500 SF 2ND FLOOR SPACE- **AVAILABLE**
- 2,500 SF 4TH FLOOR SPACE - **LEASED**
- 2,500 SF LOWER LEVEL **LEASED**

FEATURES:

- RENOVATED BUILDING
- AUTOMATIC PASSENGER / FREIGHT ELEVATOR
- QUEENS PLAZA LOCATION
- BE MINUTES TO MANHATTAN WITHOUT MANHATTAN PRICES!

ACCESS:

- WALKING DISTANCE TO **E F M 7 N W G**
- MINUTES TO **495 278**

QUEENS PLAZA LOCATION DIRECTLY OFF QUEENSBORO BRIDGE!



EXCLUSIVE AGENTS

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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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OPEN FLOOR PLATES



**AUTOMATIC PASSENGER /
FREIGHT ELEVATOR**



NEW FACILITIES



RENOVATED COMMON AREAS



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