

FOR LEASE | 36-44 13TH STREET LONG ISLAND CITY, NY

6,000 SF CORNER PROPERTY WITH EXCEPTIONAL CURB APPEAL



PROPERTY HIGHLIGHTS

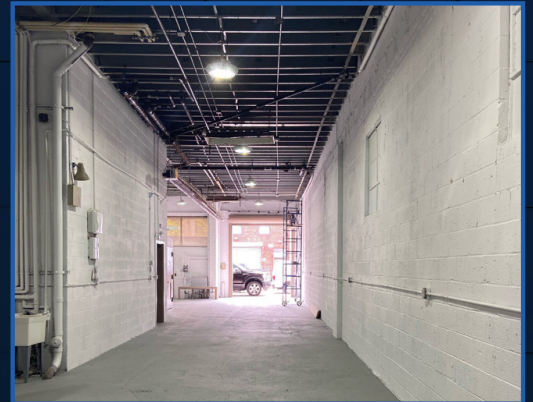
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TOTAL BUILDING SIZE:	+/- 6,000 SF (three levels)
LOT DIMENSIONS:	+/- 25' X 100'
GROUND FLOOR WAREHOUSE:	+/- 2,500 SF
2ND FLOOR OFFICE:	+/- 2,500 SF
3RD FLOOR OFFICE:	+/- 1,000 SF
LOADING:	2 Drive-ins
CEILING HEIGHT:	16'
HEAT:	Gas
AIR-CONDITIONING:	2nd & 3rd Floors
POWER:	600 Amps
ZONING:	M1-1

HIGHLIGHTS

- Single tenant, corner property with exceptional curb appeal
- Features Class A office space on 2nd and 3rd floors
- Passenger elevator access to all floors
- Loading on both 13th Street and 37th Avenue.
- Built in CCTV and UL Security System w/ control station monitoring
- Nearby bus routes 66, 101, 104, 2, 3, 20, & 32
- Access to subway lines M, F, E, N, Q & R
- Minutes to Queensboro and RFK Bridges

ASKING LEASE PRICE: \$35.00 PSF MODIFIED GROSS



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LONG ISLAND CITY, NY

JOSHUA KLEINBERG

Executive Vice President
203 961 6568

joshua.kleinberg@colliers.com

Licensed Salesperson

STEVEN SESSA

Senior Associate
516 376 0741

steven.sessa@colliers.com

Licensed Salesperson

JUSTIN MAIORANO

Associate Vice President
516 284 3448

justin.maiorano@colliers.com

Licensed Salesperson

SAMUEL ESSERY

Associate
401 864 0421

samuel.essery@colliers.com

Not a Licensed Salesperson

DANIEL MUNDLE

Associate
203 543 2872

daniel.mundle@colliers.com

Licensed Salesperson



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