

6,200 SF TWO-STORY WAREHOUSE+OFFICE PACKAGE

9-15 38TH AVENUE
LONG ISLAND CITY, QUEENS, NY 11101

NOW VACANT!

READY FOR:

- CONTRACTORS
- GALLERY / MUSEUM
- MEDICAL
- FLEET PARKING / DISPATCH
- INSTITUTIONAL CENTER
- SHOWROOM
- TV / FILM
- FOOD / BEVERAGE

FEATURES:

- 200 AMPS / 3-PHASE POWER
- NEW ROOF
- CLEAR SPAN - NO COLUMNS
- GAS / HEAT / FULLY HVAC'd
- E-CHARGER (ELECTRIC VEHICLE ACCESSORY)
- RENOVATED OFFICES
- IN THE HEART OF LONG ISLAND CITY
- DIRECT ACCESS TO **7 N W F** **MTA** **278** **495**
- **PARKING? WE GOT THAT TOO!**
(INQUIRE FOR DETAILS)



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT:**

718-786-5050

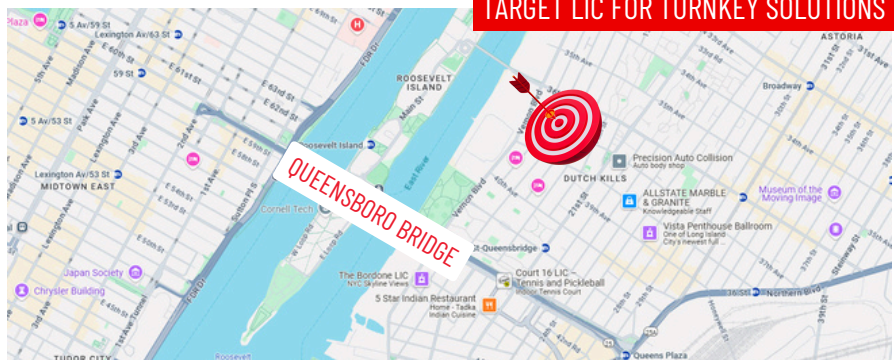
KYLE MALTZ - EXT. 218
kmaltz@greiner-maltz.com



PROPERTY SPECS

- BUILDING SIZE: 6,200 SF
- ZONING: M1-3 (9,300 SF
ADDITIONAL BUILDABLE AIR
RIGHTS)
- BLOCK / LOT: 359 / 37
- CEILING HEIGHT: 14 FEET
- LOADING: 1 DRIVE-IN DOOR

TARGET LIC FOR TURNKEY SOLUTIONS



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 without prior notice. **BROKER COOPERATION ENCOURAGED.**

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