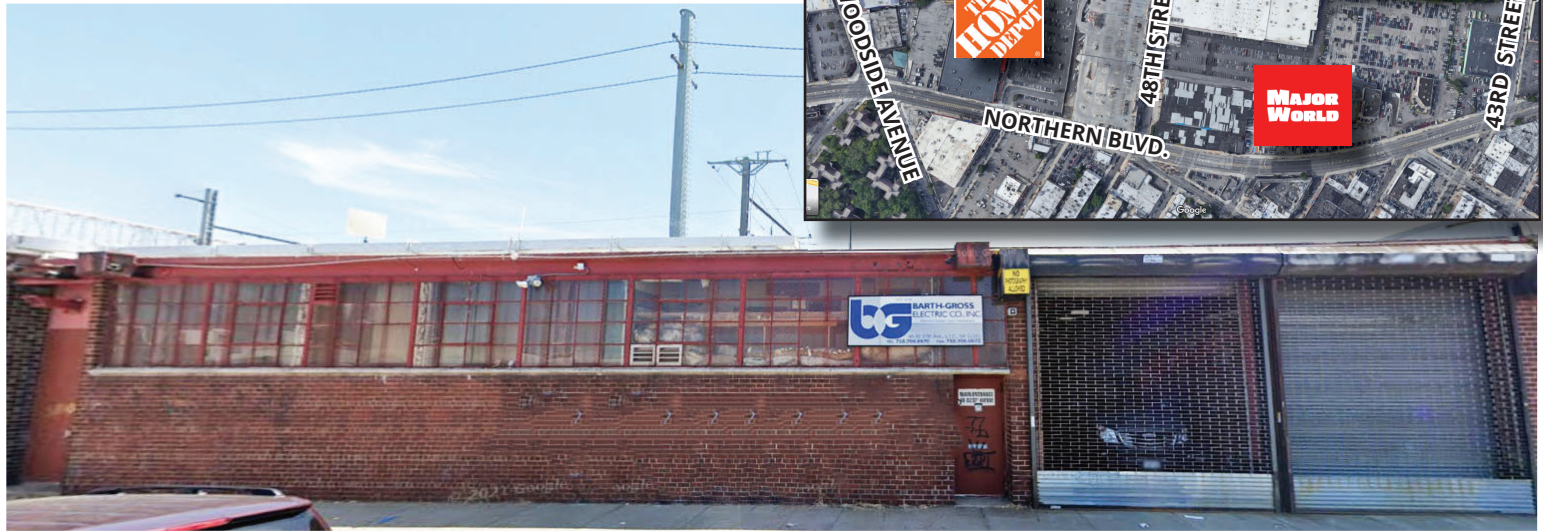


**EXCLUSIVE - FIRST TIME ON THE MARKET!**

# Single-Story **Availability** off Northern Boulevard **46-02 37th Avenue**

LONG ISLAND CITY, NY 11101



## AVAILABLE FOR SALE/LEASE - IMMEDIATE POSSESSION

- **4,995 SF SINGLE-STORY BUILDING (45' x 111')**  
2,000 SF OFFICE/SHOWROOM + 2,995 SF WAREHOUSE
- 2 DRIVE-IN DOORS
- 14' CEILINGS / COLUMN FREE - CLEAR SPAN
- GAS HEAT / HVAC / 200 AMP ELECTRICAL SERVICE
- FLOOR DRAINS
- ZONED M1-1
- TAXES: \$20,637
- GOOD FOR: SALES / SERVICE / CONTRACTORS / GARAGE / DISTRIBUTION / FOOD PRODUCTION
- MINUTES TO MANHATTAN, BRONX, BROOKLYN, & LONG ISLAND



LONG ISLAND EXPY / **M R** SUBWAYS  
BROOKLYN QUEENS EXPY



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.

**FOR MORE INFORMATION PLEASE CONTACT**

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