

EXCLUSIVE

FOR SALE: 10,000 SF GROUND FLOOR WAREHOUSE **WITH IMMEDIATE INCOME STREAM!** **36-48 38TH STREET | LONG ISLAND CITY, NY 11101**

**MAJOR PRICE
REDUCTION!**



IMMEDIATE INCOME STREAM ON 2ND FLR!



10,000 SF WAREHOUSE / SHOWROOM SPACE!

FEATURES

- 10,000 SF PLOT (100' X 100')
- 10,000 SF GROUND FLOOR WAREHOUSE
- 2,500 SF 2ND FLOOR T.V. STUDIO
- 2ND FLOOR TENANT- IMMEDIATE INCOME STREAM
- 15' CEILINGS, SLAB ON GRADE TWO DRIVE-IN DOORS (14' HIGH) ZONED M1-1
- REAL ESTATE TAXES \$51,270.00
- BUY NOW, GET IN ON THE GROUND FLOOR!
- 24,000 BUILDABLE SQUARE FEET FOR COMMUNITY FACILITY USES

ACCESS:

- DRIVE TO:
- WALK TO:
- FULL-SERVICE NEIGHBORHOOD
- **ACCESS THE INVESTOR/USER IN YOU!**

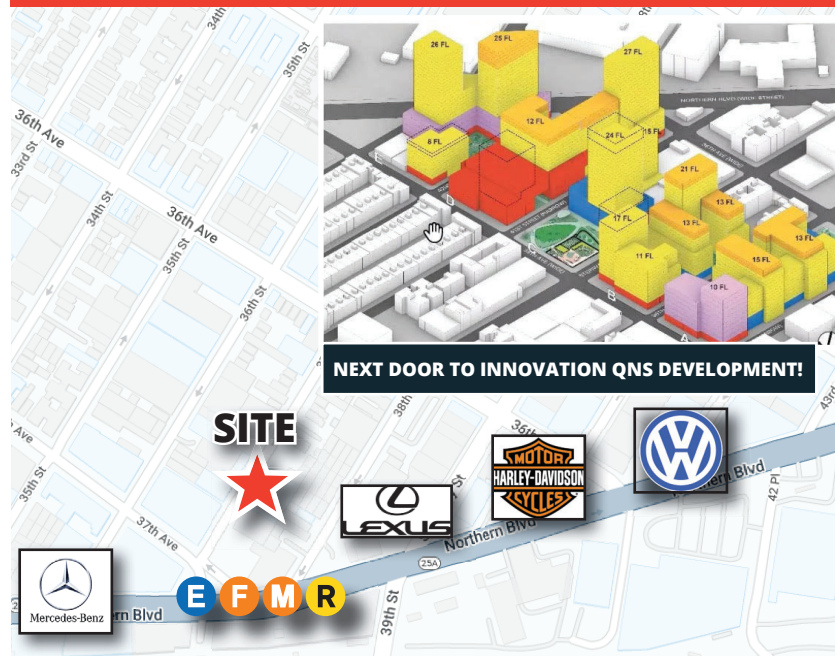
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BE IN THE HEART OF THE INNOVATION Q.N.S DEVELOPMENT!



GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together

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