

EXCLUSIVE

Borden Avenue Corridor Availability

31-16 Hunters Point Avenue

LONG ISLAND CITY, NY 11101

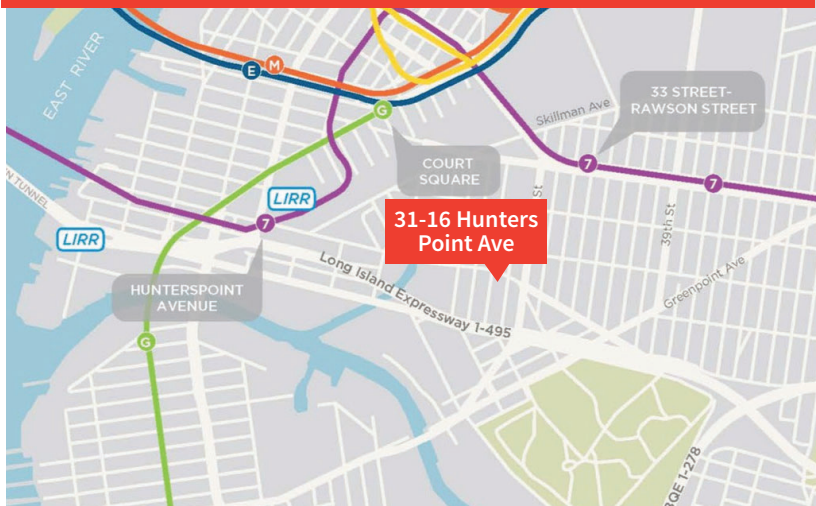


FEATURES

- **7,500 SF GROUND FLOOR WAREHOUSE AVAILABLE IMMEDIATELY**
- AIR CONDITIONED THROUGHOUT
- 20' CEILINGS
- ONE LARGE DRIVE-IN DOOR
- HEAVY ELECTRIC & GAS SERVICE
- FULLY SPRINKLERED
- ON SITE CAR PARKING AVAILABLE - 3 SPOTS
- WALKING DISTANCE TO THE 7 & LIRR

REACH THE ENTIRE NYC METRO AREA!

A STAND-ALONE TURNKEY SOLUTION
FULL FLOOR DIVISION AVAILABLE



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.

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:
(718) 786-5050

RYAN MALTZ
ryanmaltz@greiner-maltz.com

KYLE MALTZ
kmaltz@greiner-maltz.com

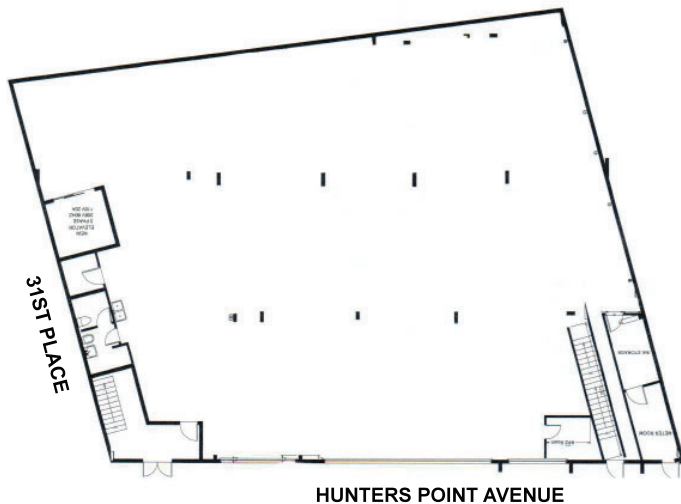
EXCLUSIVE

Borden Avenue Corridor Availability

31-16 Hunters Point Avenue

LONG ISLAND CITY, NY 11101

FIRST FLOOR PLAN



QUALIFY FOR LONG ISLAND CITY ECONOMIC BENEFITS

- **REAP** - SAVE \$3,000 PER EMPLOYEE PER YEAR
- **ECSP** - SAVE UP TO 45% ON UTILITY BILLS
- **CEP** - \$2.50 PSF RENT ABATEMENT FOR UP TO 10 YEARS!

NEARBY

- QUEENS MIDTOWN EXPRESSWAY
- BROOKLYN-QUEENS EXPRESSWAY
- QUEENS BOULEVARD
- VAN DAM STREET

TRANSPORTATION

- 7 RAWSON ST & COURT SQUARE
- MTA HUNTERSPONT AVENUE
- E M G COURT SQUARE
- Q39 - 48TH AVE / VAN DAM ST

SECOND FLOOR PLAN



* Legal Caretaker Apartment with full kitchen and bath

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.

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:
(718) 786-5050

RYAN MALTZ
ryanmaltz@greiner-maltz.com

KYLE MALTZ
kmaltz@greiner-maltz.com