



35-02 Northern Blvd

11,300 SF 1-story retail/wholesale warehouse in Long Island City

130 foot frontage on Northern Boulevard

AVAILABLE	SHOWROOM/OFFICE	DRIVE-INS	CEILINGS	POWER	POSSESSION
11,300 SF	5,600 SF	2 Doors	16 FT	400 Amps	Immediate

RARE LIC COMMERCIAL/INDUSTRIAL SPACE

Flexible Northern Boulevard building with showroom presence and industrial utility.

Unit A offers a rare 11,300 square foot 1-story building with strong Northern Boulevard exposure, finished showroom/office area, drive-in access, sprinkler coverage, gas heat, and immediate availability.

EXCLUSIVE BROKER

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PROPERTY HIGHLIGHTS

- 11,300 SF 1-story building/space
- Fully sprinklered building
- 16 foot ceiling height
- Approx. 5,600 SF finished showroom/office
- Short walk to subway service: E, F, M, R, N, W
- Brick mill construction
- 2 drive-in doors
- Gas heat and 400 amps
- 130 foot exposure on Northern Boulevard
- Can combine with adjacent 13,400 SF Unit B





FINISHED SHOWROOM/OFFICE AREA



INDUSTRIAL/SERVICE AREA



OPEN FINISHED SPACE

BUILDING DETAILS	
Unit	A
Total Space	11,300 SF
Showroom/Office	Approx. 5,600 SF
Construction	Brick mill
Sprinklers	Fully sprinklered
Ceiling Height	16 FT
Zoning	M1-5

OPERATIONAL FEATURES	
Drive-In Doors	2
Heat	Gas heat
Electric	400 amps
Possession	Immediate
Rent	\$340,000/year modified gross
Expansion	Adjacent 13,400 SF Unit B

EXPOSURE
Northern Blvd frontage
 Prominent LIC corridor visibility for showroom, service, and retail/wholesale operation.

TRANSIT
E, F, M, R, N, W at doorstep
 Short walk to subway access for employees, customers, and visitors.

ACCESS
Seconds to 59th Street Bridge
 Fast connectivity into Manhattan and the broader Queens industrial market.

BEST-FIT PROFILE
Visibility-driven showroom, service, wholesale/retail operation, automotive use.

Unit A is positioned for an operator that values Northern Boulevard exposure, finished office/showroom area, functional drive-in access, and a clear path to adjacent expansion if additional square footage is needed.

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