

COMBINED	SHOWROOM/OFFICE	DRIVE-INS	CEILINGS	POWER	ADDRESS
24,700 SF	9,600 SF	3 Doors	13-16 FT	400 Amps Each	Northern Blvd

RARE COMBINED LIC OPPORTUNITY

Two adjacent commercial/industrial units with frontage, showroom buildout, and drive-in access.

Units A and B can create a combined 24,700 square foot presence on Northern Boulevard, seconds away from 59th Street Bridge and transit at doorstep.

EXCLUSIVE BROKER

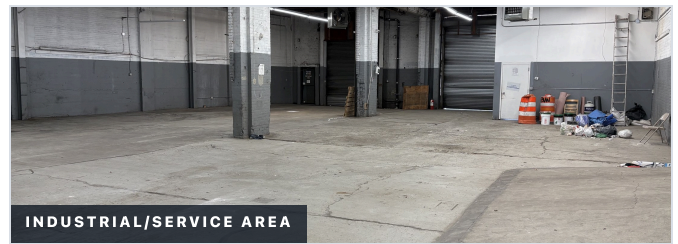
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COMBINED OPPORTUNITY HIGHLIGHTS

- 24,700 SF possible combined occupancy
- Unit B: approx. 13,400 SF, July 2026 possession noted
- 3 total drive-in doors across both units
- Gas heat and 400 amps per unit
- Short walk to E, F, M, R, N, W subway service
- Unit A: 11,300 SF, immediate possession
- Approx. 9,600 SF combined showroom/office area
- Fully sprinklered / brick mill construction
- 260 foot frontage on Northern Boulevard
- Seconds from the 59th Street Bridge





UNIT A	
Size	11,300 SF
Showroom/Office	Approx. 5,600 SF
Drive-In Doors	2
Ceiling Height	16 FT
Possession	Immediate
Rent	\$340,000/year modified gross
Zoning	M1-5

UNIT B	
Size	Approx. 13,400 SF
Showroom/Office	Approx. 4,000 SF
Drive-In Doors	1
Ceiling Height	13 FT
Possession	July 2026, confirm with broker
Rent	\$400,000/year modified gross
Zoning	M1-5

SCALE
24,700 SF possible
 Adjacent units support a larger showroom, service, storage, or mixed industrial use.

FRONTAGE
Northern Boulevard presence
 Strong street identity for users that need visibility in the LIC market.

FLEXIBILITY
Lease one or combine both
 Unit A is immediate; Unit B timing should be confirmed with the exclusive broker.

COMBINED STRATEGY
Control a rare Northern Boulevard footprint with frontage, offices, drive-ins, and immediate occupancy.

The adjacent units can support a phased or combined requirement, with Unit A available immediately and Unit B availability to be confirmed with the broker.

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