

ENTIRE BUILDING AVAILABLE FOR LONG-TERM NET LEASE

PROMINENT L.I.C. LOCATION AT THE  EXPRESSWAY

CORNER OF VAN DAM & BORDEN AVENUE LONG ISLAND CITY, NY 11101



PROPERTY OVERVIEW

IDEAL FOR: CORPORATE HEADQUARTERS, NYC PUBLIC SCHOOL, MEDICAL, TRAINING CENTER, FACTORY, SHOWROOM, ART STORAGE, MOVING & STORAGE, DEALERSHIP

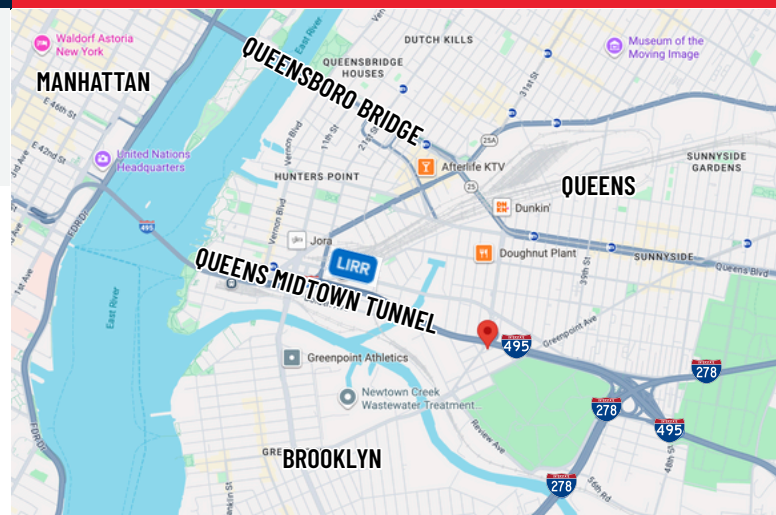
- ENTIRE 3-STORY BUILDING + BILLBOARD AVAILABLE - OWNERSHIP CAN BUILD-TO-SUIT
- **3 FLOORS - 8,333 SF PER FLOOR + ADDITIONAL 4,000 SF MEZZANINE SPACE**
- **TOTAL BUILDING SIZE - 29,000 SF**
- 3-STREET FRONTAGE - FULL CITY BLOCK
- UNPARALLELED EXPOSURE (TRAFFIC COUNT)

CONTACT AGENTS

KYLE MALTZ
718-786-5050 x.218
kmaltz@greiner-maltz.com

JONATHAN ROTHSTEIN
516-279-7198 (MOBILE)
jrothstein@greiner-maltz.com

RIGHT OFF  ON-RAMP / MIDTOWN TUNNEL



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29,000 SF NET & GROSS SQUARE FOOTAGE - ZERO LOSS FACTOR!



ADDITIONAL PROPERTY HIGHLIGHTS

- 14' CEILINGS GROUND FLOOR / 13.5' CEILINGS UPPER FLOORS
- WINDOWS ON ALL 3 SIDES / EXCELLENT NATURAL LIGHT
- HEAVY 3-PHASE POWER AND GAS SERVICE
- FULLY SPRINKLERED
- RECENTLY RENOVATED FACADE & NEW ROOF
- DEEDED PARKING ALONG VAN DAM STREET - 150' OF FRONTAGE
- OVERSIZED FREIGHT ELEVATOR - CAN ACCOMMODATE FULL SIZE CAR / VAN
- TWO DRIVE-IN DOORS & ONE EXTERIOR LOADING DOCK
- CAN ACCOMMODATE LOADING FOR LARGE TRUCKS
- ADDITIONAL ACCESSORY SIGNAGE ON BORDEN AVENUE
- POTENTIAL FOR CEP BENEFITS



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