

FOR LEASE | UNIT B

35-02 Northern Blvd

13,400 SF 1-story retail/wholesale warehouse in Long Island City

130 foot frontage on Northern Boulevard

AVAILABLE 13,400 SF	SHOWROOM/OFFICE 4,000 SF	DRIVE-IN 1 Door	CEILINGS 13 FT	POWER 400 Amps	POSSESSION July 2026
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NORTHERN BOULEVARD FRONTAGE

High-exposure LIC space with showroom/office.

Unit B offers approximately 13,400 square feet in a 1-story commercial building with 4,000 square feet of finished showroom/office space on Northern Boulevard, seconds from the 59th Street Bridge.

EXCLUSIVE BROKER

Joseph Hentze
Hentze-Dor Realty, LLC

Cell **516-446-1849**
Email **jh@hentze-dor.com**
Office **718-786-5151**

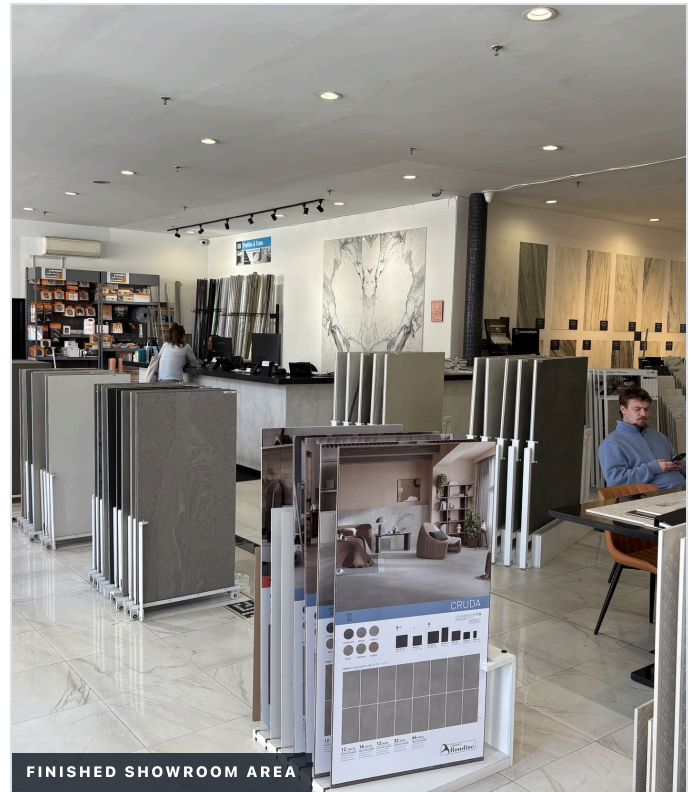
PROPERTY HIGHLIGHTS

- Approx. 13,400 SF 1-story building/space
- Fully sprinklered building
- 13 FT ceiling height
- Approx. 4,000 SF finished showroom/office
- Short walk to subways: E, F, M, R, N, W
- Brick mill construction
- 1 drive-in door
- Gas heat and 400 amps
- 130 foot exposure on Northern Boulevard
- Can combine with adjacent 11,300 SF Unit A





NORTHERN BOULEVARD FRONTAGE



FINISHED SHOWROOM AREA

BUILDING DETAILS

Unit	B
Total Space	Approx. 13,400 SF
Showroom/Office	Approx. 4,000 SF
Construction	Brick mill
Sprinklers	Fully sprinklered
Ceiling Height	13 FT
Zoning	M1-5

OPERATIONAL FEATURES

Drive-In Doors	1
Heat	Gas heat
Electric	400 amps
Possession	July 2026, confirm with broker
Rent	\$400,000/year modified gross
Expansion	Adjacent 11,300 SF Unit A

EXPOSURE

High-traffic LIC corridor

Strong visibility for commercial, service, showroom, and industrial users.

TRANSIT

Subway access at doorstep

Short walk to E, F, M, R, N, and W subways.

AVAILABILITY

July 2026 noted

Possession timing should be confirmed directly with the exclusive broker.

BEST-FIT PROFILE

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

Unit B 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.



HENTZE-DOR REALTY
INDUSTRIAL COMMERCIAL

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