

**ENTIRE BUILDING AVAILABLE FOR LONG-TERM NET LEASE**

PROMINENT L.I.C. LOCATION AT THE  EXPRESSWAY

**51-03 VAN DAM STREET** LONG ISLAND CITY, NY 11101



## PROPERTY OVERVIEW

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

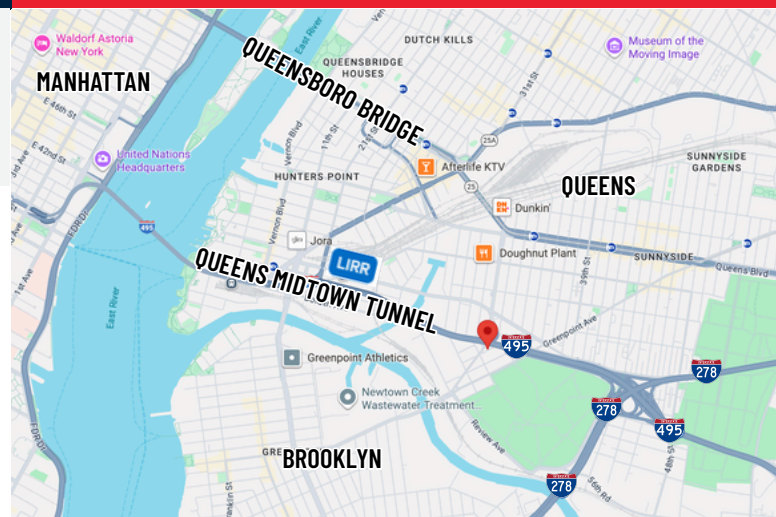
- ENTIRE 3-STORY BUILDING + BILLBOARD AVAILABLE - OWNERSHIP CAN BUILD-TO-SUIT
- **3 FLOORS - 8,333 SF PER FLOOR** + ADDITIONAL 4,000 SF MEZZANINE SPACE
- **TOTAL BUILDING SIZE - 29,000 SF**
- 3-STREET FRONTAGE - FULL CITY BLOCK
- UNPARALLELED EXPOSURE (160K+ TRAFFIC COUNT)
- BLOCK: 305 LOT: 17

## CONTACT EXCLUSIVE AGENTS

KYLE MALTZ, SIOR  
718-786-5050 x218  
kmaltz@greiner-maltz.com

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

RIGHT OFF  ON-RAMP / MIDTOWN TUNNEL



**GREINER-MALTZ**

REAL ESTATE

CREATING OPPORTUNITIES TOGETHER

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

**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
- POTENTIAL FOR CEP BENEFITS
- CAN ACCOMMODATE LOADING FOR LARGE TRUCKS
- **ADDITIONAL ACCESSORY SIGNAGE SOLD SEPERATELY**



## CONTACT EXCLUSIVE AGENTS

KYLE MALTZ, SIOR  
718-786-5050 x218  
kmaltz@greiner-maltz.com

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

**GREINER-MALTZ**

REAL ESTATE

CREATING OPPORTUNITIES TOGETHER

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.