

**FOR LEASE**

**GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE**

# **9-11 & 9-17 43RD AVENUE**

**LONG ISLAND CITY, NY 11101**

**DIVISION NOW AVAILABLE**



## **PROPERTY OVERVIEW - 11,800 SF AVAILABLE**

(2) CONNECTED SPACES WITH 15' FT CEILINGS - CAN BE RENTED TOGETHER OR SEPERATELY

### **9-11 43RD AVENUE**

**4,525 SF GROUND FLOOR**  
**+ 1,700 SF SECOND FLOOR**  

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**6,225 SF TOTAL**

### **9-17 43RD AVENUE**

**4,525 SF GROUND FLOOR**  
**+ 1,050 SECOND FLOOR**  

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**5,575 SF TOTAL**

### **PROPERTY TOTAL**

**9,050 SF GROUND FLOOR**  
**+ 2,750 SF SECOND FLOOR**  

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**11,800 SF TOTAL**

## **FEATURES**

- **RECENTLY RENOVATED**
- CORNER PROPERTY WITH HIGH VISIBILITY / DOUBLE WIDE STREET
- 3 DRIVE-IN DOORS (15' FT. HIGH)
- ZONED M1-4
- 3-PHASE POWER
  - **9-11 43RD AVE:** OIL HEAT SERVICE & HVAC OFFICE
  - **9-17 43RD AVE:** GAS HEAT SERVICE & AC UNIT READY
- HEATED WAREHOUSE SPACES
- ACCESS TO L.I.E, VAN WYCK EXPY, NORTHERN BLVD.
- Q65 + Q20 BUSES TO **7 N W R E G M F** TRAINS

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

**GREINER-MALTZ**  
REAL ESTATE

**WERWAISS**  
PROPERTIES

**CONTACT EXCLUSIVE AGENTS**

Creating Opportunities Together  
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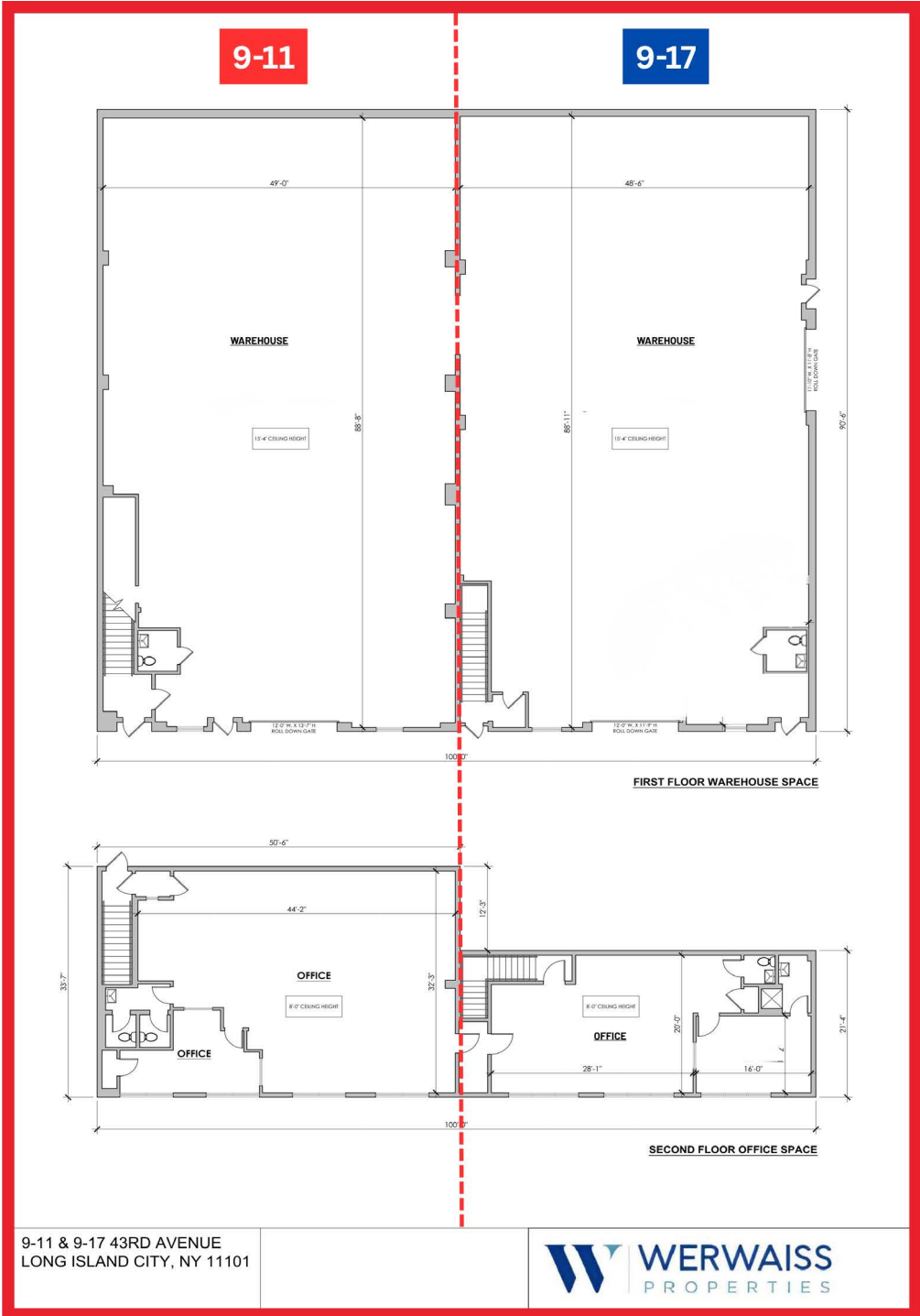
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**PHOTOS**

**9-11**

**9-17**



**9-11 43<sup>RD</sup> AVENUE - GROUND FLOOR WAREHOUSE**



**9-17 43<sup>RD</sup> AVENUE - GROUND FLOOR WAREHOUSE**



**9-11 43<sup>RD</sup> AVENUE - SECOND FLOOR OFFICE**



**9-17 43<sup>RD</sup> AVENUE - SECOND FLOOR OFFICE**

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### Neighborhood Amenities

**RETAIL**

1. Target
2. S&A Wines and Spirits
3. Book Culture LIC
4. Foodcellar Market Court Square
5. Trader Joe's
6. City Acres Market
7. New York Wine Warehouse
8. Dozo Dog LIC

**CULTURE**

1. MoMA PS1
2. SculptureCenter
3. Flux Factory
4. Dorsky Gallery Curatorial Programs
5. Jeffrey Leder Gallery
6. BrickHouse Ceramic Art Center

**FITNESS**

1. Planet Fitness
2. The Cliffs at LIC
3. Orangetheory Fitness
4. Brooklyn Boulders Queensbridge
5. Court 16 LIC - Tennis Remixed
6. Nicely Fit
7. Powerhouse Gym Long Island City

**DINING**

1. John Brown BBQ
2. Carla
3. The Beast Next Door
4. Starbucks
5. The Halal Guys
6. Ooi Sushi & Bar
7. Lost in Paradise Rooftop
8. Dutch Kills
9. Chipotle Mexican Grill
10. sweetgreen
11. Tacombi
12. M. Wells
13. Serafina to go
14. Murray's Cheese Bar
15. JACX & CO.
16. Sweetleaf Coffee Roasters
17. Vista Skylounge
18. Meet Fresh
19. Top Quality
20. Luzzo's
21. LIC Beer Project
22. No Stress Coffee
23. Jing Li
24. THE HUNTRESS whiskey n' wings
25. Chip City -LIC

**HOTELS**

1. Ravel Hotel
2. Aloft LIC
3. Hyatt Place LIC / NYC
4. Microtel Inn by Wyndham
5. Boro Hotel

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