

FOR SALE

CORPORATE HEADQUARTERS AT THE MIDTOWN TUNNEL

52-09 VAN DAM STREET, LONG ISLAND CITY, NY 11101

CONSOLIDATE & SAVE WITH YOUR ENTIRE OPERATION UNDER ONE ROOF



FEATURES

- 3,800 SF GROUND-FLOOR WAREHOUSE
NO COLUMNS - CLEAR SPAN
- 17' CEILING HEIGHT
- TWO LARGE DRIVE-IN DOORS
- 2,000 SF MEZZANINE OFFICE
- 1,900 SF SECOND FLOOR OFFICE
- **FULLY HVAC'D / PASSENGER ELEVATOR**
- GAS HEAT / HEAVY ELECTRIC
- ZONED M1-1
- REAL ESTATE TAXES: \$35,224 PER ANNUM
- **7 G** SUBWAYS & **MTA** Long Island Rail Road



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.**

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REAL ESTATE

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