

# FLEX LOFT BUILDING FOR LEASE OR SALE - 30,000 SF BUILDING

47-09 36TH STREET | LONG ISLAND CITY, NY



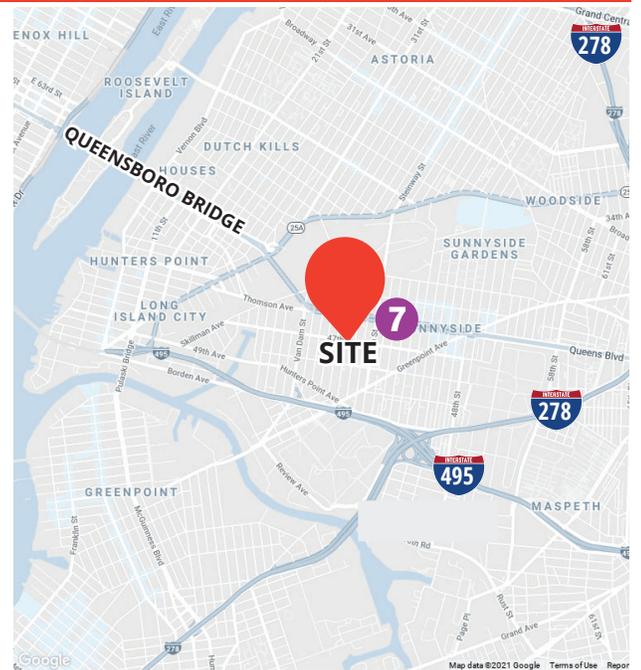
## LONG ISLAND CITY - WHOLE BUILDING OPPORTUNITY!

### READY FOR:

- CORPORATE HQ
- CREATIVE
- MANUFACTURING
- DISTRIBUTION CENTER
- LAST-MILE LOGISTICS

### FEATURES:

- FAR: 2.0; FACILITY FAR: 6.5 (**65,000 BUILDABLE SF!**)
- M1-4 ZONING
- READY FOR DEVELOPMENT!
- DOUBLE INTERIOR LOADING DOCK
- FREIGH ELEVATOR TO ALL LEVELS
- 2 STREET FRONTAGE
- ONE BLOCK TO **7** TRAIN - 3 STOPS TO MANHATTAN!



**Please Contact Exclusive Agent:**

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