

FOR SALE

VERNON BLVD / ANABLE BASIN User Investor Opportunity - Water Views

10-15 46th Avenue

LONG ISLAND CITY, NY 11101




TODAY



TOMORROW

FEATURES

- 16,000 SF TOTAL PLOT SIZE (80' X 200')
- **41,800 SF FOUR-STORY INDUSTRIAL LOFT RUNS STREET-TO-STREET**
- FOUR DRIVE-IN DOORS
- OUTDOOR TAILBOARD LOADING DOCK
- FREIGHT ELEVATOR (9',2" X 6',5")
- GAS HEAT, FULLY SPRINKLERED (DRY)
- **3,739 SF FENCED YARD AREAS**
- ZONED M1-4
- REAL ESTATE TAXES: \$110,689 PER ANNUM
- **EM7G** SUBWAYS & 



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

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

EXCLUSIVE AGENT

RYAN MALTZ

(718) 786-5050 x225

ryanmaltz@greiner-maltz.com

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ILLUSTRATIVE/DRAFT



JOIN ANABLE BASIN'S FUTURE WITH OVER 10,000,000 SQUARE FEET SET TO BE DEVELOPED BY T.F. CORNERSTONE AND PLAXALL



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