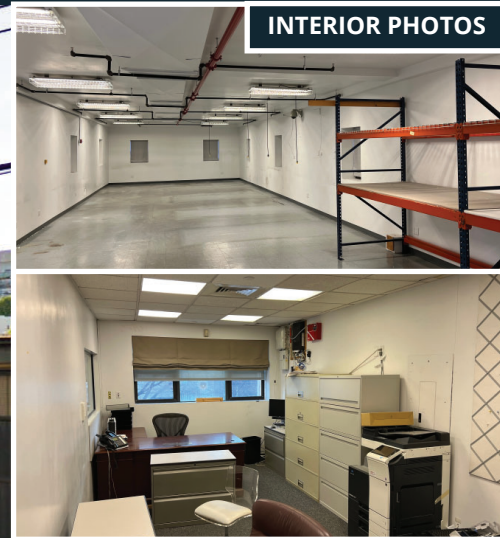
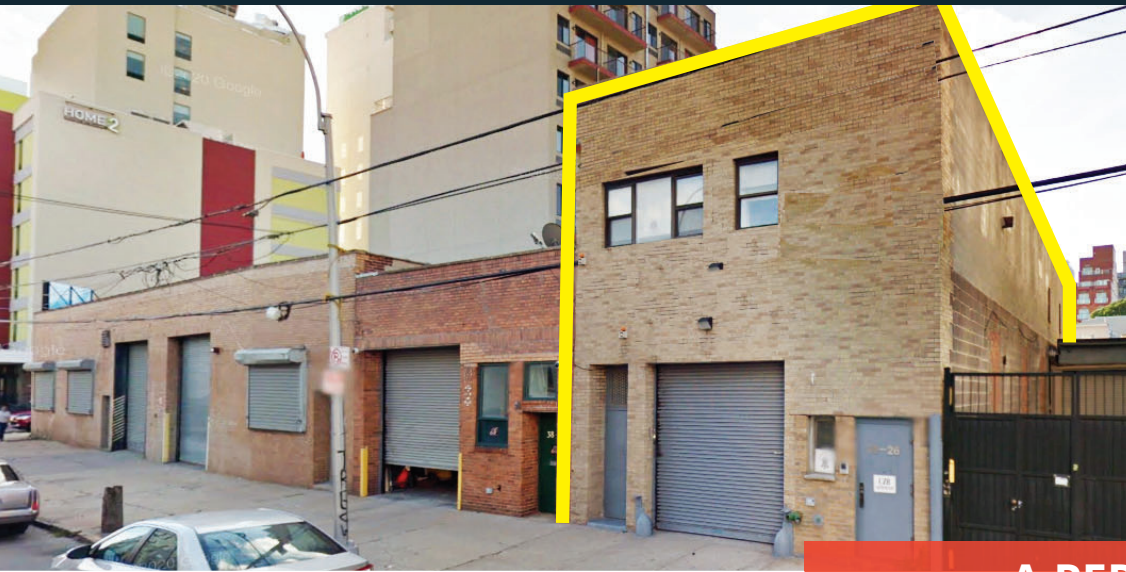


EXCLUSIVE

FOR LEASE! TWO-STORY WAREHOUSE FLEX-SPACE IN LIC!

38-26 30th Street

LONG ISLAND CITY, NY 11101



INTERIOR PHOTOS

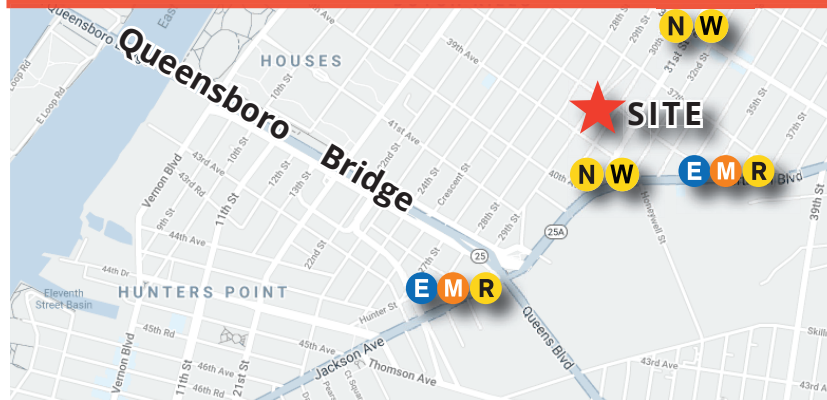
PROPERTY DETAILS:

- Block/Lot:** 384-27
- Lot Dimensions:** 25' Ft x 100' Ft
- Lot Size:** 2,500 SF
- Building Size:** 5,000 SF

FEATURES

- **BUILT FULL** - 2,500SF ON BOTH GROUND AND SECOND FLOORS
- **M1-2/R5D/LIC ZONING** - FLEXIBLE USE TYPES ALLOWED FOR SITE
- **NEW SPRINKLER SYSTEM** - FULLY SPRINKLERED
- **HVAC ON BOTH FLOORS** - SEPARATELY ZONED
- 14' CEILINGS
- 1 DRIVE IN DOOR
- COLUMN FREE
- 400 AMPS SERVICE
- FLOOR DRAIN

**A PERFECT COMBO!
VACANT POSSESSION**



FEATURES (ADDITIONAL)

- NATURAL LIGHT ON THREE SIDES (UPSTAIRS)
- BRICKMILL CONSTRUCTION
- GAS HEAT
- VERIZON TELECOM INSTALLED AND ACTIVATED

ACCESS

- WALKING DISTANCE TO **EMR NW**
- NEARBY QUEENSBORO BRIDGE!
- MINUTES FROM MANHATTAN!

EXCLUSIVE AGENT

KYLE MALTZ
(718) 786-5050 x218
kmaltz@greiner-maltz.com

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REAL ESTATE
Creating Opportunities Together
WWW.GREINER-MALTZ.COM

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