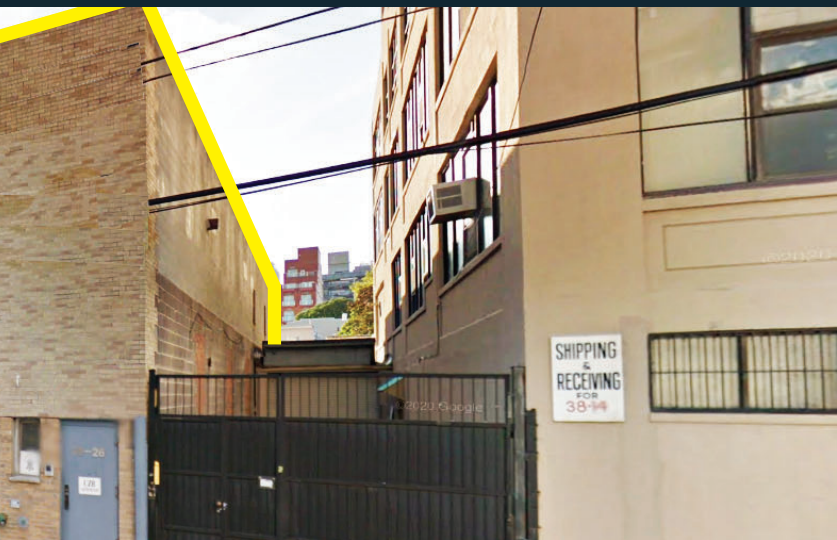


**EXCLUSIVE**

**FOR SALE OR LEASE! TWO-STORY WAREHOUSE FLEX-SPACE IN LIC!**

# 38-26 30th Street

LONG ISLAND CITY, NY 11101



## PROPERTY DETAILS:

**Block/Lot:** 384-27

**Lot Dimensions:** 25' Ft x 100' Ft

**Lot Size:** 2,500 SF

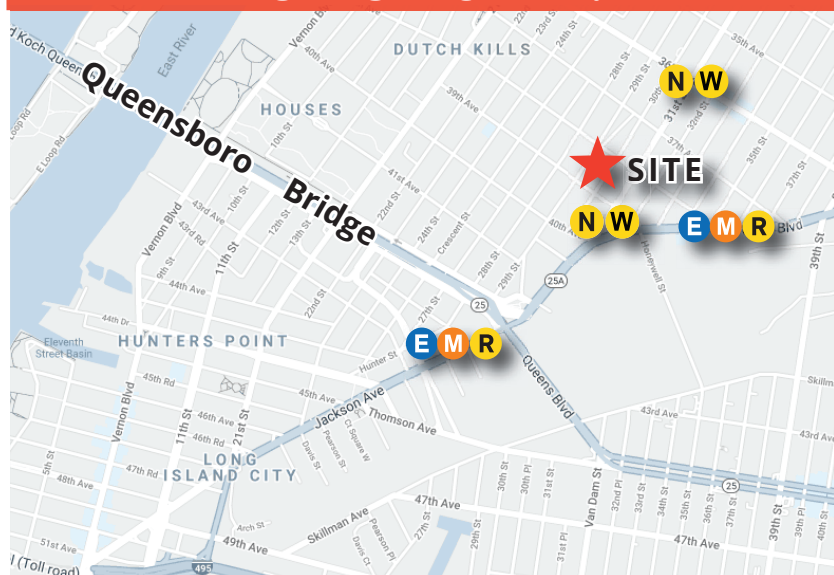
**Building Size:** 5,000 SF

**R.E Taxes:** \$19,480

## FEATURES

- **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
- **BUILT FULL** – 2,500SF ON BOTH GROUND AND SECOND FLOORS
- 400 AMPS SERVICE

## PERFECT OWNER/USER OPPORTUNITY!



- BRICKMILL CONSTRUCTION
- GAS HEAT

### ACCESS

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

## EXCLUSIVE AGENT

**KYLE MALTZ**

(718) 786-5050 x218

[kmaltz@greiner-maltz.com](mailto:kmaltz@greiner-maltz.com)

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