

EXCLUSIVE

OFFICE + WAREHOUSE FOR LEASE – HEART OF LONG ISLAND CITY

45-12 Vernon Boulevard

LONG ISLAND CITY, NY 11101




ARTIST / CONTRACTOR / WHOLESALE - ALL USES CONSIDERED!

TOTAL AVAILABLE

- **3,500 SF TOTAL**
- 2,500 SF GROUND FLOOR
- 1,000 SF SECOND FLOOR

FEATURES

- TURN-KEY OFFICES
- TWO PARKING SPACES INCLUDED
- 24/7 ACCESS
- ZONE M3-1
- **EMR7G** SUBWAYS & 

**DIVISIONS AVAILABLE
JULY 1ST, 2022 POSSESSION!**



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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