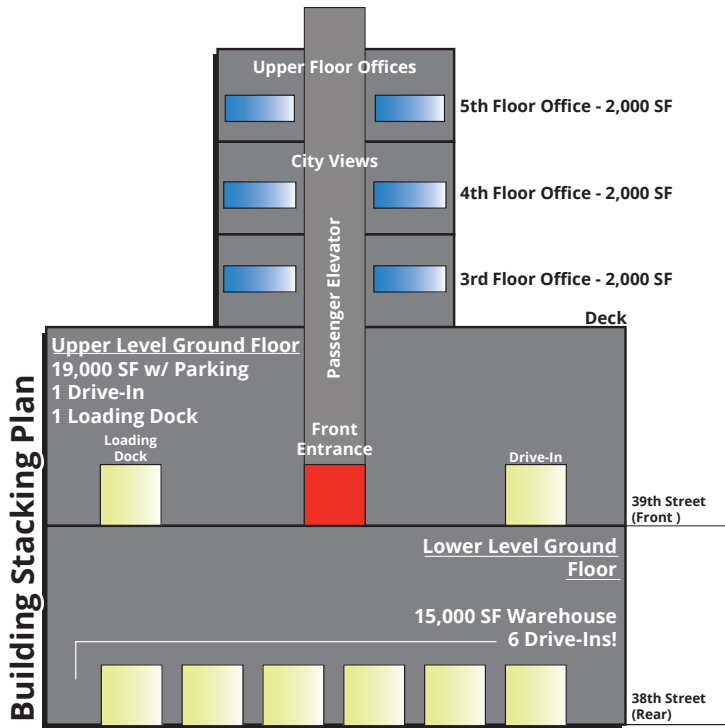


EXCLUSIVE

LONG ISLAND CITY CORPORATE WAREHOUSE FOR LEASE

41-20 39TH STREET

LONG ISLAND CITY, NY 11101

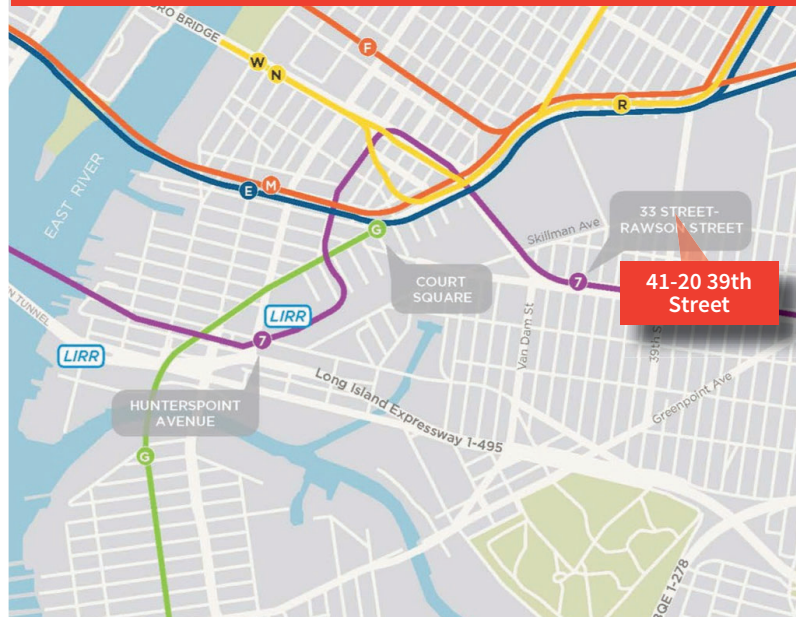


FEATURES

- 19,000 SF UPPER GROUND FLOOR WAREHOUSE
22' CEILING
- 15,000 SF LOWER GROUND FLOOR WAREHOUSE
18' CEILING
- 6,000 SF OFFICES
(2,000 SF UNITS W/ **CITY SKYLINE VIEWS**)
- SEVEN DRIVE-IN DOORS
- ONE EXTERIOR LOADING DOCK (OFF-STREET)
- FULLY SPRINKLERED & GAS HEAT
- LOBBY W/ PASSENGER ELEVATOR
- PARKING ON-SITE / WALK TO THE **7** SUBWAY



40,000 SF AVAILABLE IMMEDIATELY
ANY DIVISION CONSIDERED



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 without prior notice. Broker cooperation encouraged.

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FOR MORE INFORMATION PLEASE CONTACT

EXCLUSIVE AGENTS: (718) 786-5050

TOMAS SHLEIWET
tomas@greiner-maltz.com

RYAN MALTZ
ryanmaltz@greiner-maltz.com

EXCLUSIVE

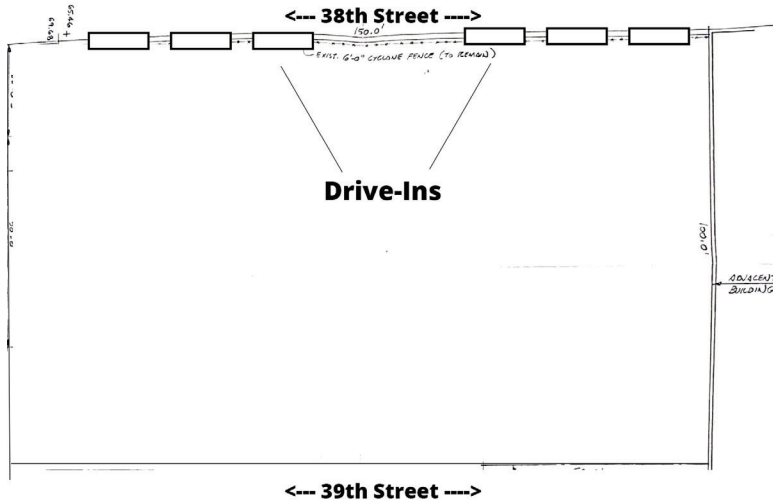
LONG ISLAND CITY CORPORATE WAREHOUSE FOR LEASE

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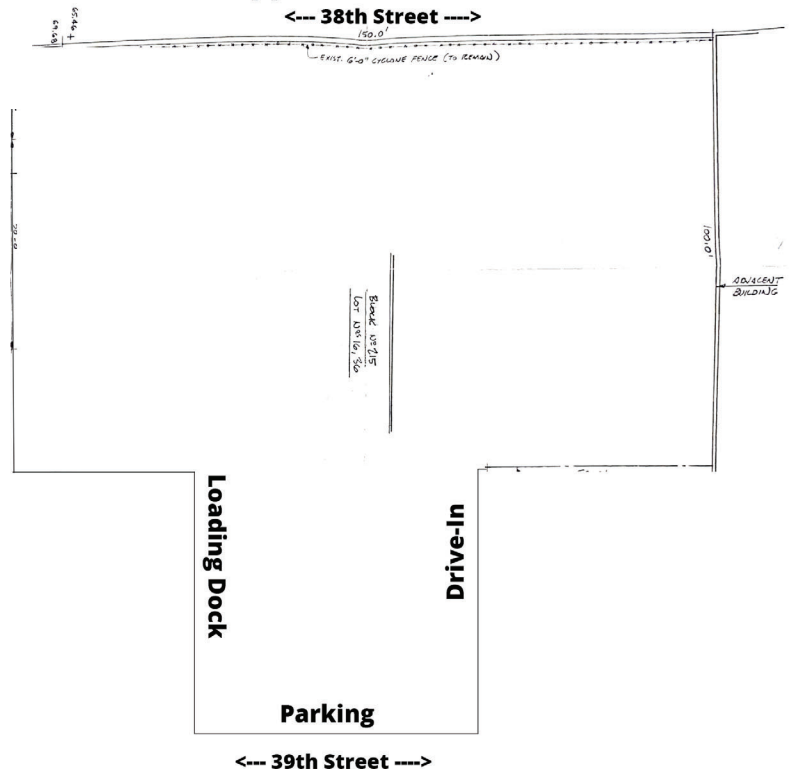
QUALIFY FOR LONG ISLAND CITY ECONOMIC BENEFITS

Lower Ground Floor



- **REAP** - SAVE \$3,000 PER EMPLOYEE PER YEAR
- **ECSP** - SAVE UP TO 45% ON UTILITY BILLS
- **CEP** - \$2.50 PSF RENT ABATEMENT FOR UP TO 10 YEARS!

Upper Ground Floor



NEARBY

- QUEENSBORO BRIDGE
- QUEENS MIDTOWN EXPRESSWAY
- BROOKLYN-QUEENS EXPRESSWAY
- QUEENS BOULEVARD

TRANSPORTATION

7 40TH STREET - LOWERY STREET

E F M R 36TH STREET

Q32 - QUEENS BLVD.

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