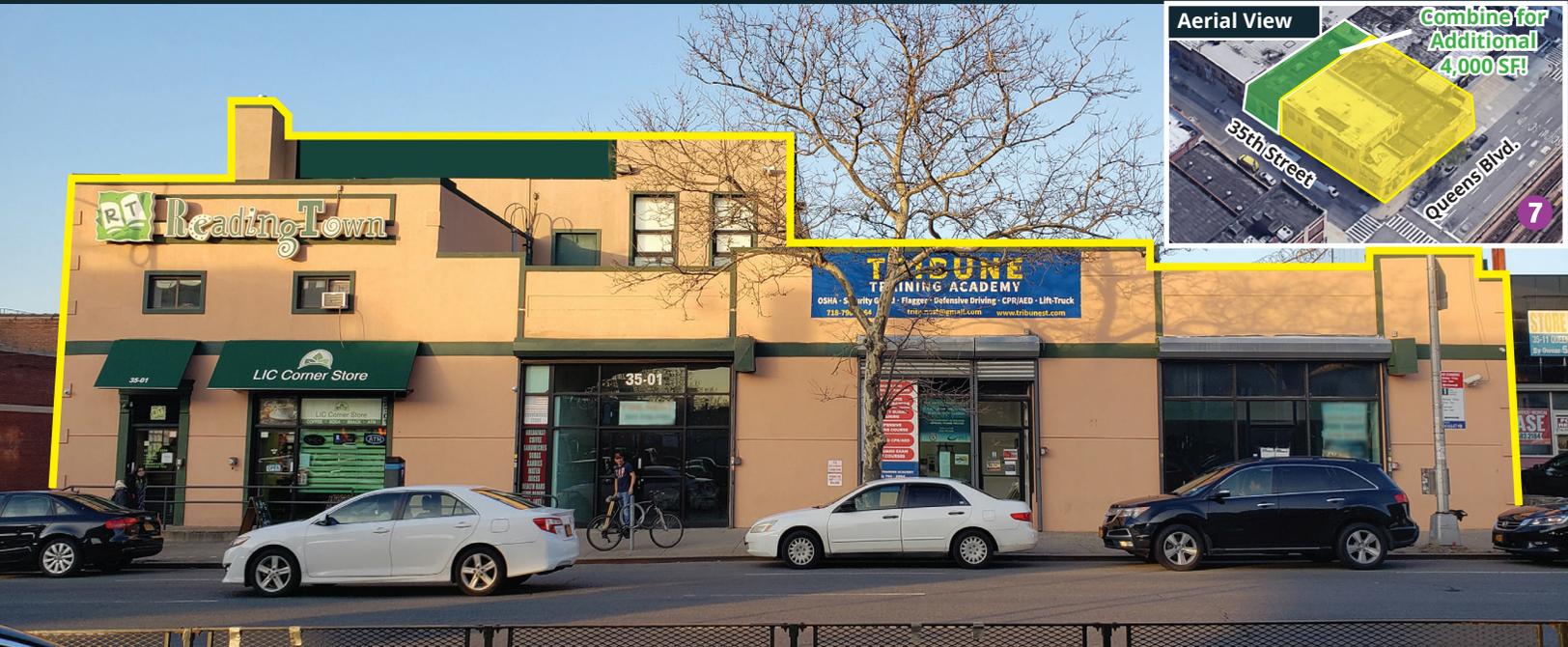


EXCLUSIVE

DEVELOPMENT SITE FOR SALE IN LONG ISLAND CITY!

35-01 QUEENS BOULEVARD

LONG ISLAND CITY, NY 11101



PROPERTY OVERVIEW:

- **ADDRESS:** 35-01 QUEENS BLVD.
- **BLOCK/LOT:** 00222-0009
- **LOT SIZE:** 100'X100'
- **BUILDING SIZE:** 14,455 SF
- **ZONING:** M1-4
- **FAR:** 6.5 (FACILITY)
2.0 (COMMERCIAL)

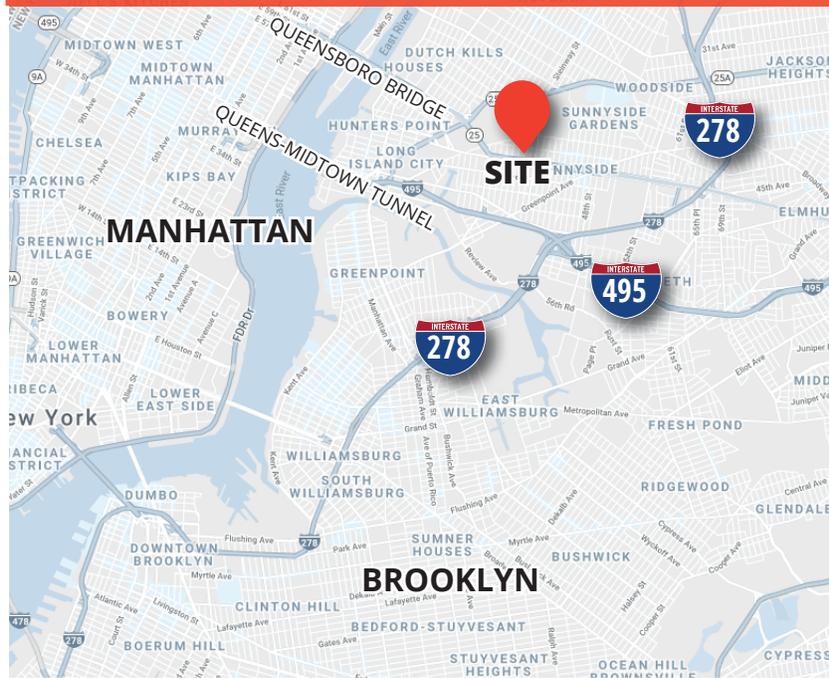
FEATURES:

- MINUTES TO MANHATTAN
- HIGH VISIBILITY ON QUEENS BLVD.
- HEAVY DAYTIME TRAFFIC
- USE NOW DEVELOP LATER!
- **COMBINE W/ ADJACENT PROPERTY FOR 100' X 140' / 14,000 SF FOOTPRINT!**

ACCESS:

- WALKING DISTANCE TO **7**
- MINUTES TO  

**DIRECTLY OFF OF QUEENS BOULEVARD
MINUTES TO QUEENSBORO BRIDGE!**



EXCLUSIVE AGENTS

EITAN HAKAMI
 (917) 716-7751 (CELL)
 (718) 786-5050 x215
 ehakami@greiner-maltz.com

KYLE MALTZ
 (914) 384-6924 (CELL)
 (718) 786-5050 x218
 kmaltz@greiner-maltz.com

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