

PLAXALL INC.

CELEBRATING OVER 75 YEARS IN L.I.C.



Available Properties

Long Island City, NY
January 2024

Transportation Access

Transit within 10-minute walk:

- Subways (7, E, M, G)
- NYC Ferry
- LIRR

Roadway/Highway access:

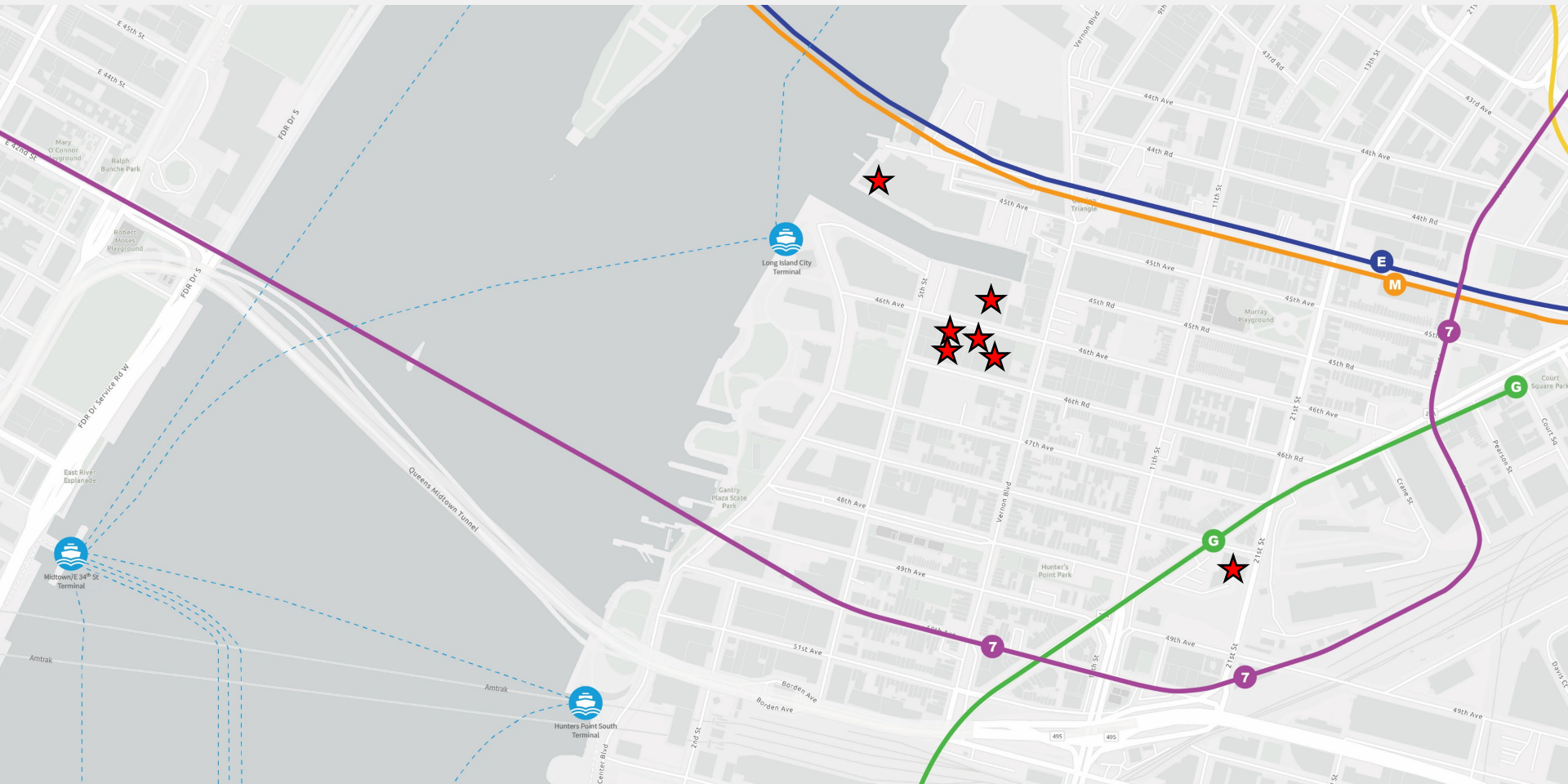
- I-495 (L.I.E.)
- Queensboro Bridge
- Jackson Avenue

Railway/Airport access:

- Grand Central - 15 mins
- Penn Station - 25 mins
- LGA Airport - 20 mins
- JFK Airport - 35 mins

Bicycle access:

- 6 Citi Bike locations
- 15-minute ride to nearby neighborhoods



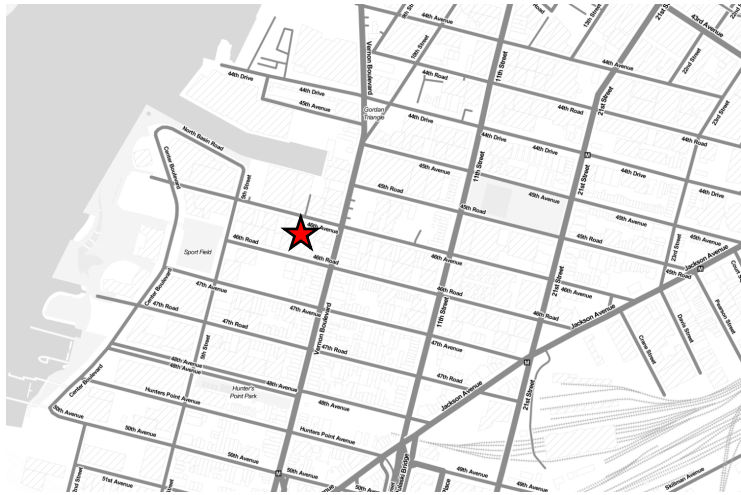
5-46 46th Avenue

PLAXALL INC.

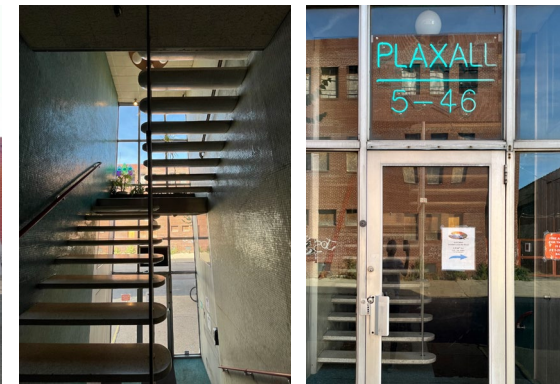
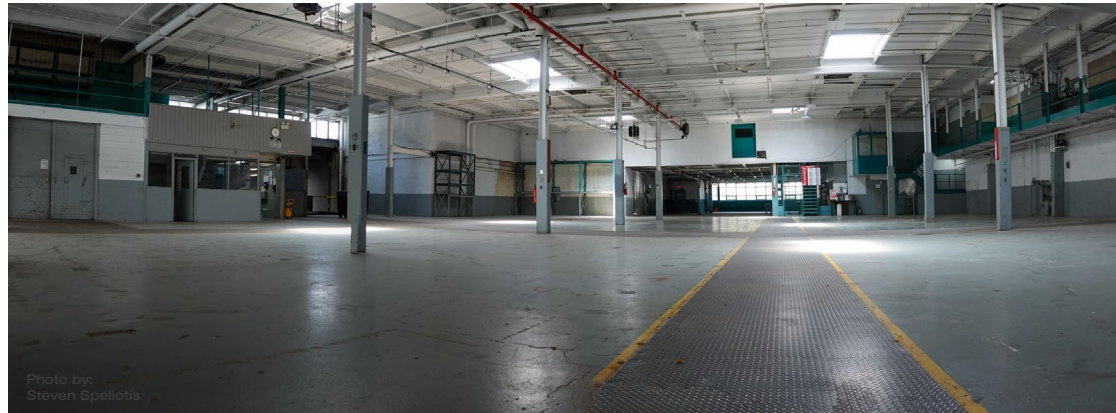
32,700+ RSF

Flex / Light Industrial

\$30 / RSF



- 24-hour access
- 10' – 20' ceiling heights
- Two Loading Docks: 46th Ave & 46th Rd
- Freight elevators to facilitate loading
- Ground floor access
- High floor loads
- High power loads
- Basement storage options available upon request

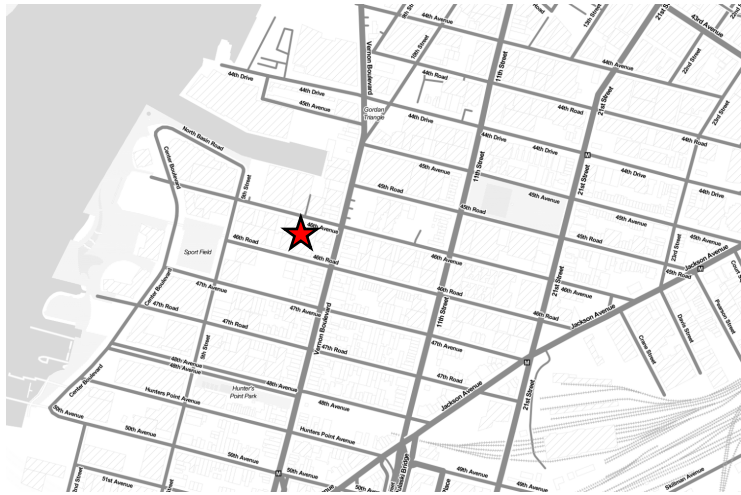


5-46 46th Avenue

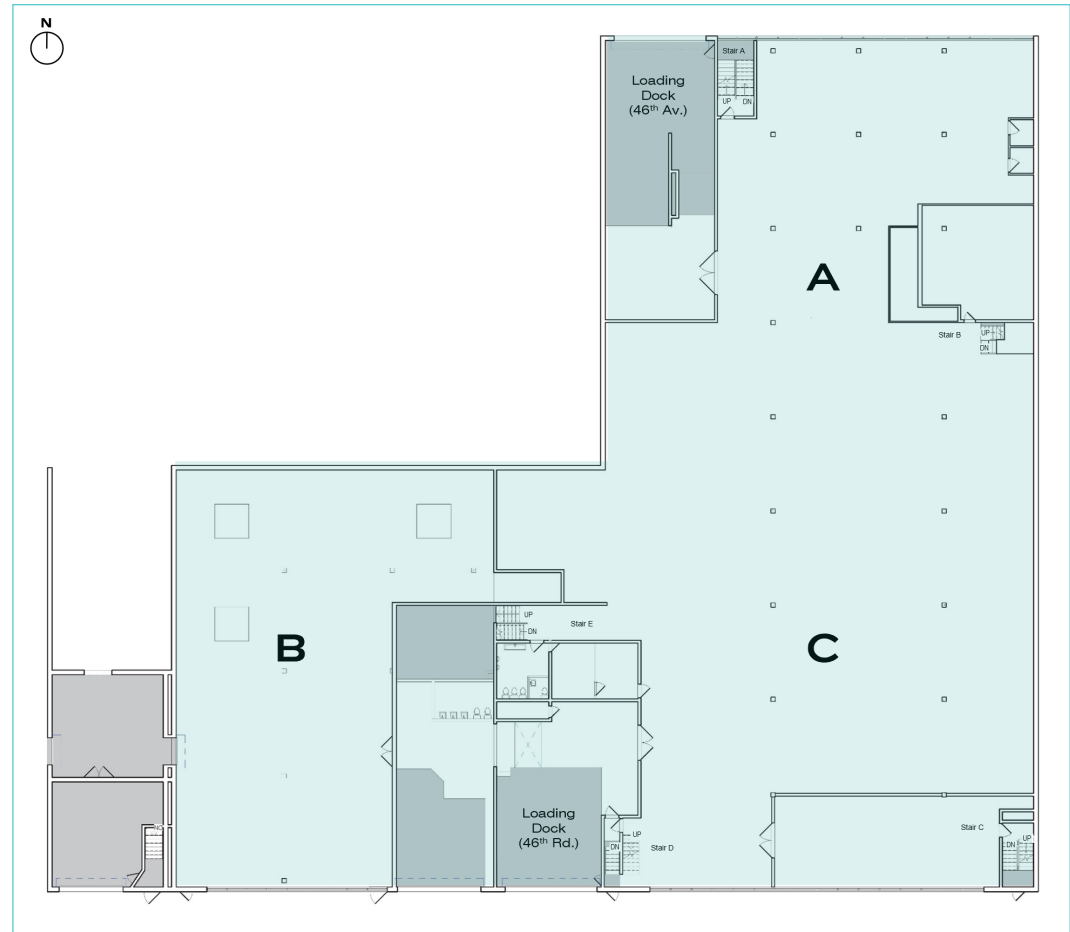
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Flex / Light Industrial

\$30 / RSF



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- Two Loading Docks: 46th Ave & 46th Rd
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- Ground floor access
- High floor loads
- High power loads
- Basement storage options available upon request

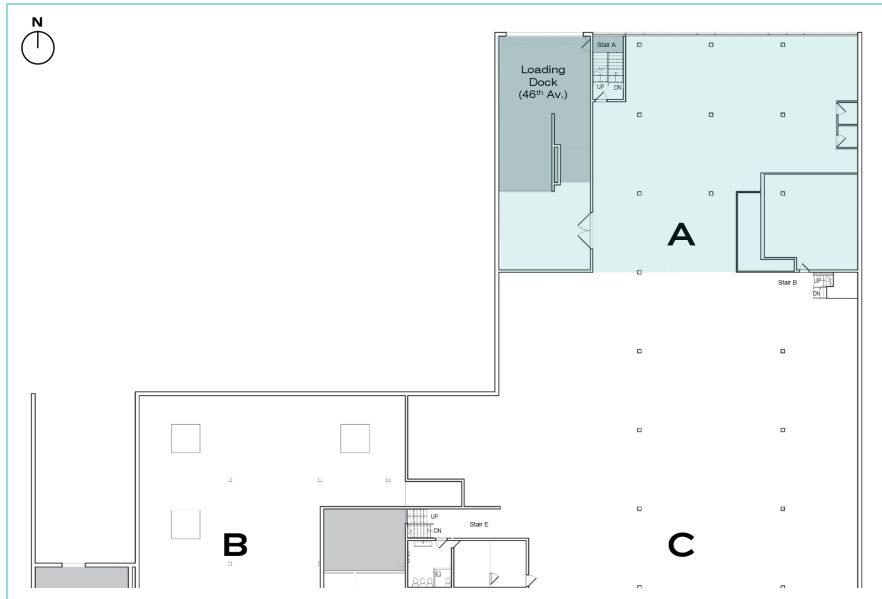


5-46 46th Avenue (Area A)

7,200+ RSF

Flex / Light Industrial

\$30 / RSF



- 10' – 12' ceiling heights
- Direct access to Loading Dock (46th Ave)
- Can be combined with Area C
- Includes partially-built office & bathroom
- Gated storage/workspace included
- Basement storage accessible

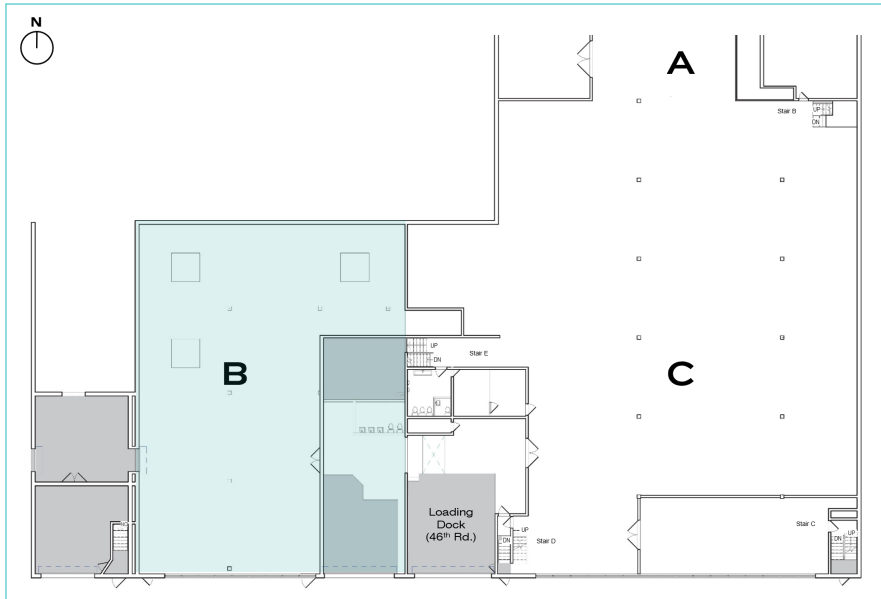


5-46 46th Avenue (Area B)

8,300+ RSF

Flex / Light Industrial

\$30 / RSF



- 18' – 20' ceiling heights
- Direct access to Loading Dock (46th Rd)
- Can be combined with Area C
- Ground floor access
- Restrooms in unit
- Basement storage accessible

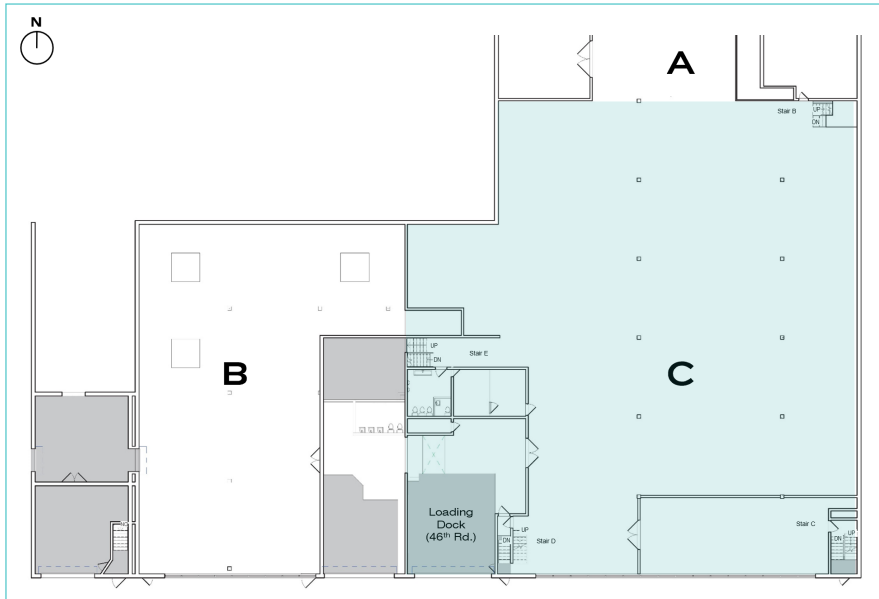


5-46 46th Avenue (Area C)

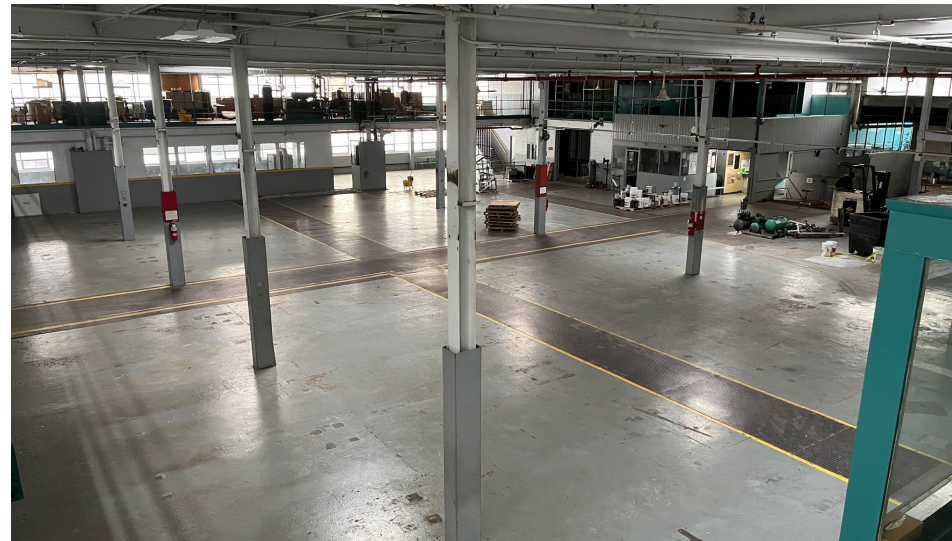
17,200+ RSF

Flex / Light Industrial

\$30 / RSF



- 18' – 20' ceiling heights
- Direct access to Loading Docks (46th Ave & 46th Rd)
- Can be combined with Area A & Area B
- Includes built out office
- Includes clean room
- Basement storage accessible



PLAXALL INC.

Flex / Office / Light Industrial



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5-17 46th Road

19,500+ RSF

Flex / Office / Light Industrial



- 24-hour access
- 12'-20' ceiling heights on Ground Fl.
- Full HVAC
- Garage door entries for ground floor loading
- High floor and power loads on Ground Fl.
- Divisible upon request
- Turnkey suite(s) on 2nd Fl.
- Single / Multiple room rental options on 2nd Fl.

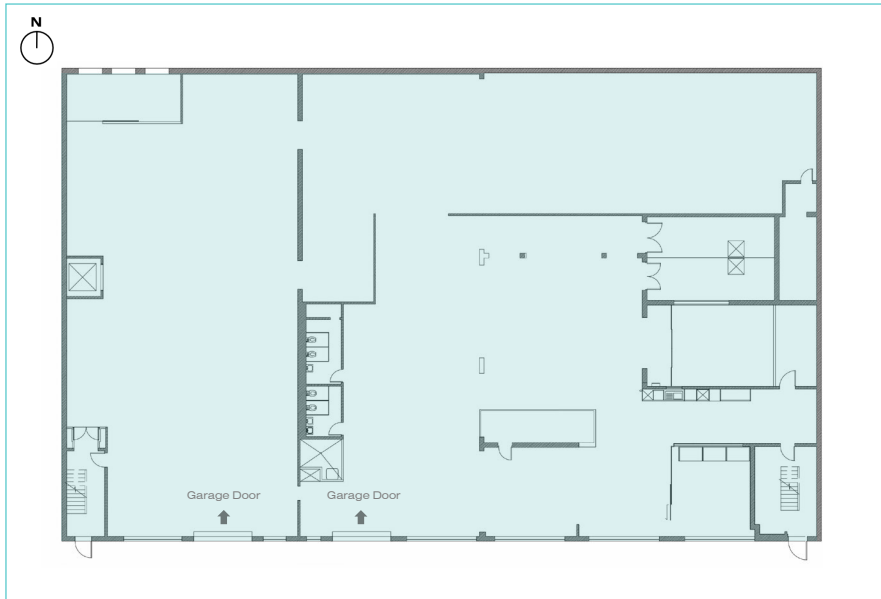


5-17 46th Road (Ground Fl.)

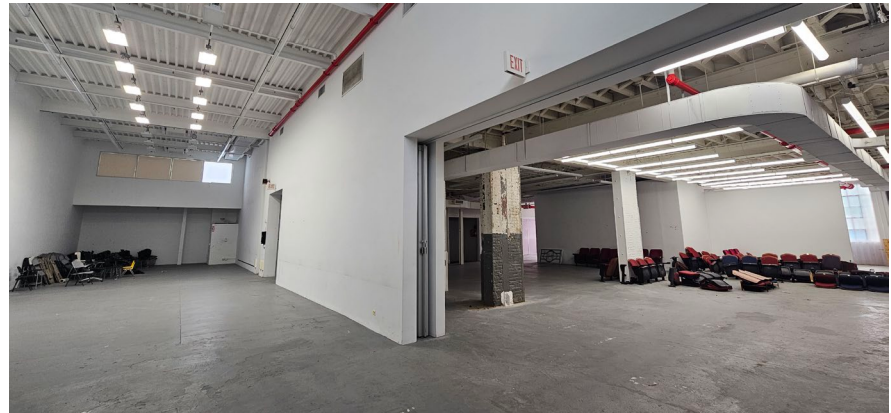
16,000+ RSF

Flex / Light Industrial

\$29 / RSF



- 12' - 20' ceiling heights
- Full HVAC
- Garage door entries for ground floor loading
- Finished restrooms + kitchen
- Vented rooms
- High floor loads
- High power loads

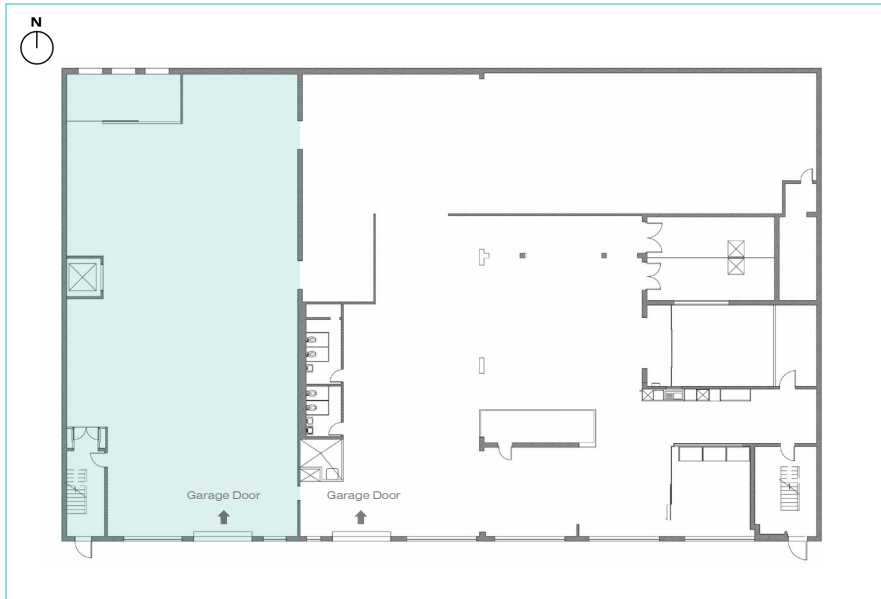


5-17 46th Road (Ground Fl.)

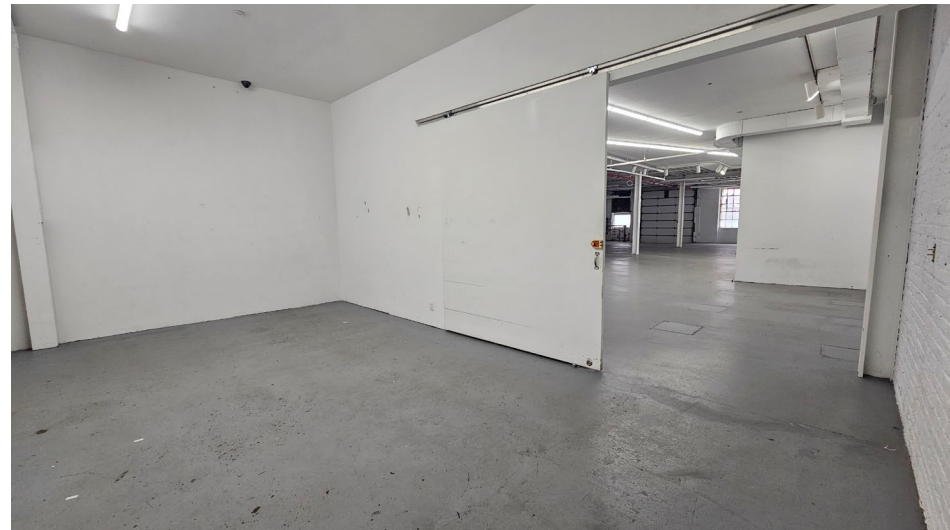
5,000+ RSF

Flex / Light Industrial

\$29 / RSF



- Grade level
- Full HVAC
- 12' – 14' ceiling heights
- Garage door entry for ground floor loading
- Built in room to north for private office or storage
- High floor loads and power loads

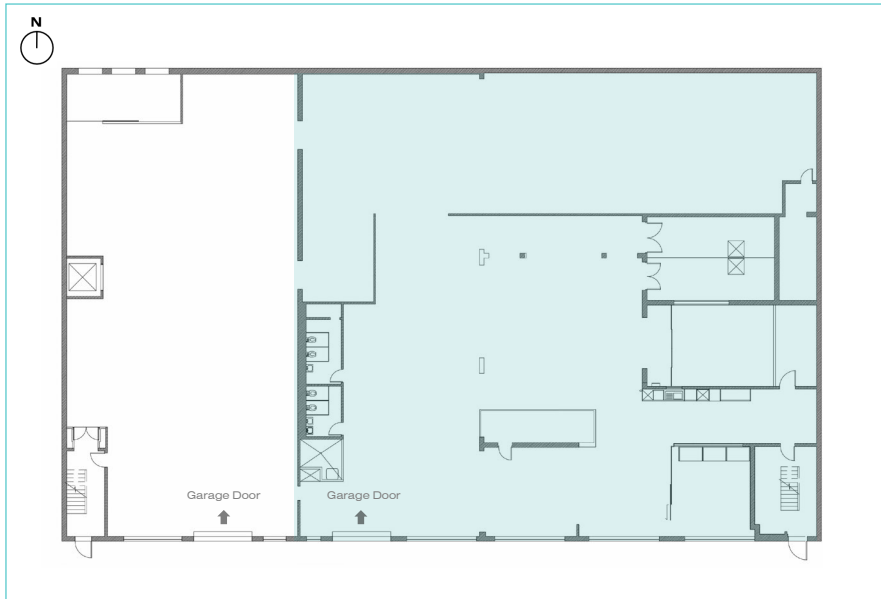


5-17 46th Road (Ground Fl.)

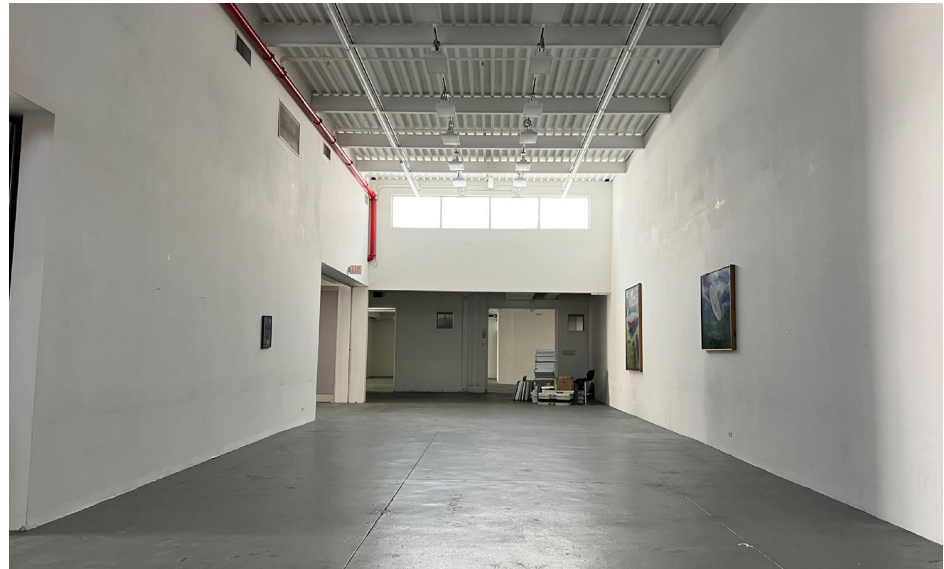
11,000+ RSF

Flex / Light Industrial

\$29 / RSF



- Grade level
- Full HVAC
- 20' ceiling heights to the north
- Garage door entry for ground floor loading
- Finished restrooms + kitchen
- Vented rooms
- High floor loads and power loads



5-17 46th Road (2nd Fl.)

3,500+ RSF

Flex / Office



- Suites starting at \$1,400 / mo
- Turnkey suites
- Brick wall interiors
- Hardwood floors
- Large ceiling high windows
- Finished restrooms
- Single / Multiple room rental options available



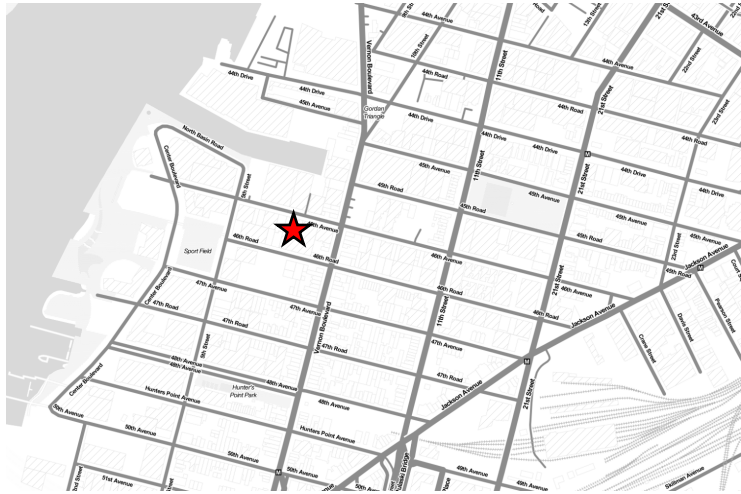
5-38 46th Avenue (Ground Fl.)

PLAXALL INC.

5,000+ RSF

Flex / Light Industrial

\$28 / RSF



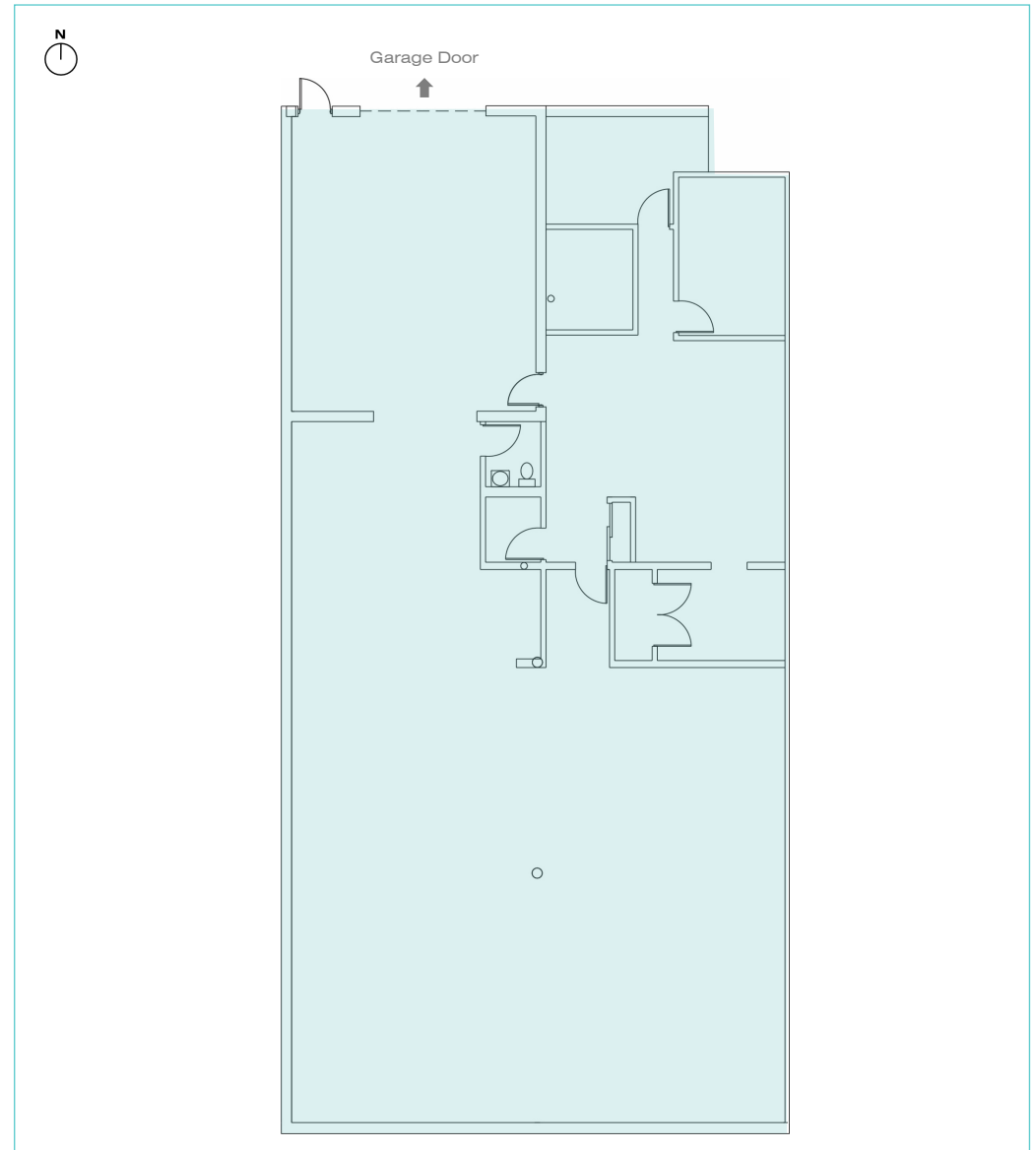
- Grade level
- Garage door entry for ground floor loading
- Restroom
- High floor loads and power loads

PLAXALL INC.

\$28 / RSF



- Grade level
- Garage door entry for ground floor loading
- Restroom
- High floor loads and power loads



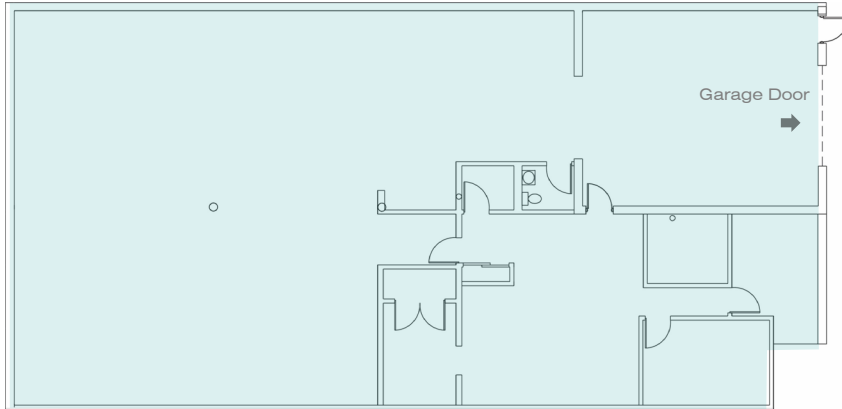
5-38 46th Avenue (Ground Fl.)

PLAXALL INC.

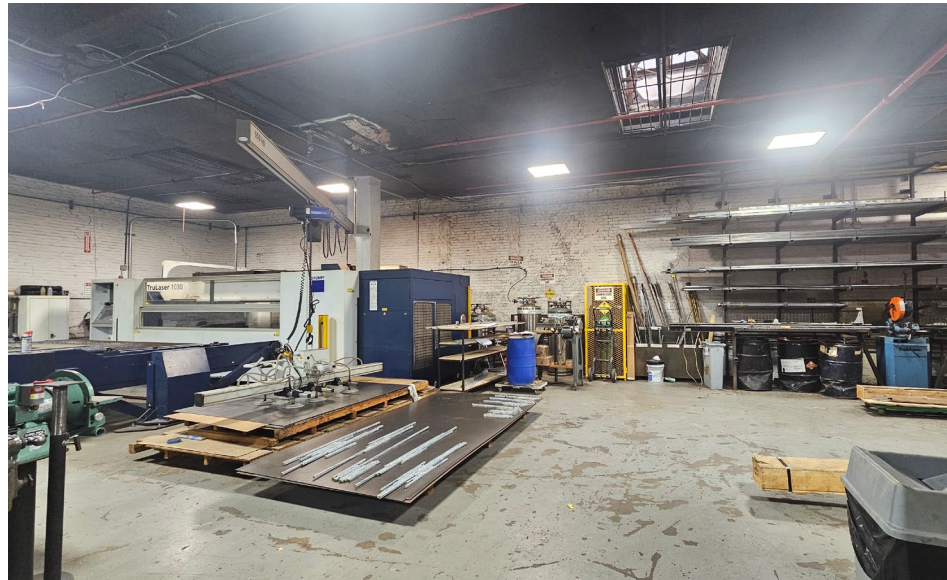
5,000+ RSF

Flex / Light Industrial

\$28 / RSF



- Grade level
- Garage door entry for ground floor loading
- Restroom
- High floor loads and power loads



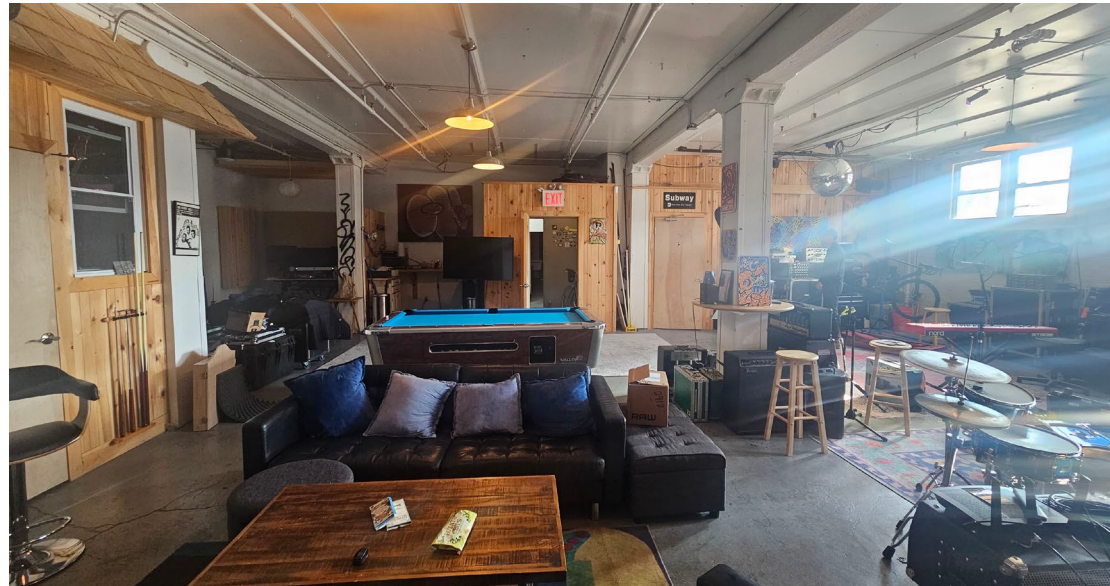
5-26 46th Avenue (2nd Fl.)

PLAXALL INC.

2,000+ RSF

Flex / Light Industrial

\$30 / RSF



- Access to Freight Elevator
- Naturally Lit
- Foyer entrance
- Two rooms for storage or private office spaces
- Open concept flex space

PLAXALL INC.

\$30 / RSF



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- Architectural floor plan of the first floor of a building. The plan shows a large central hall with a light blue floor, surrounded by various rooms and corridors. A north arrow is located in the top left corner. The plan is labeled "FLOOR" and "ELEV.".

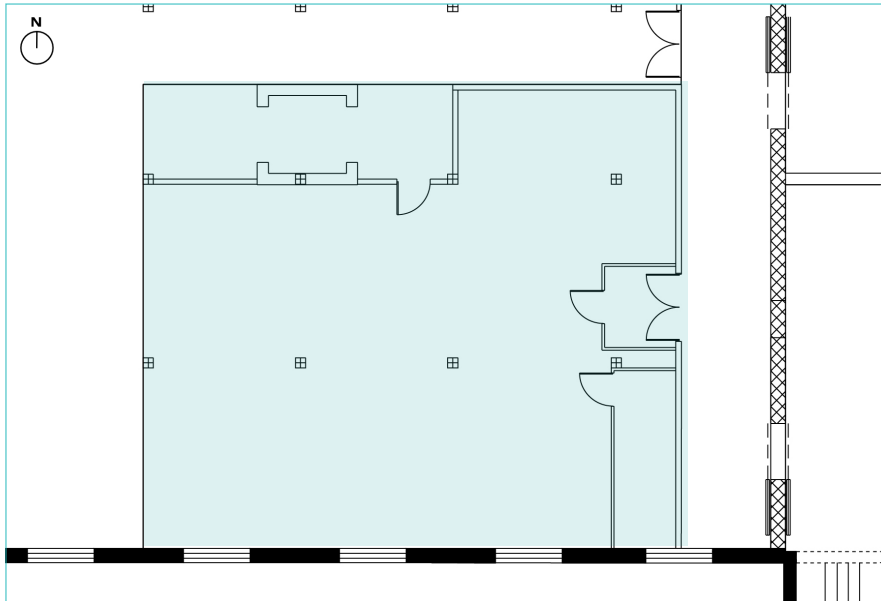
5-26 46th Avenue (2nd Fl.)

PLAXALL INC.

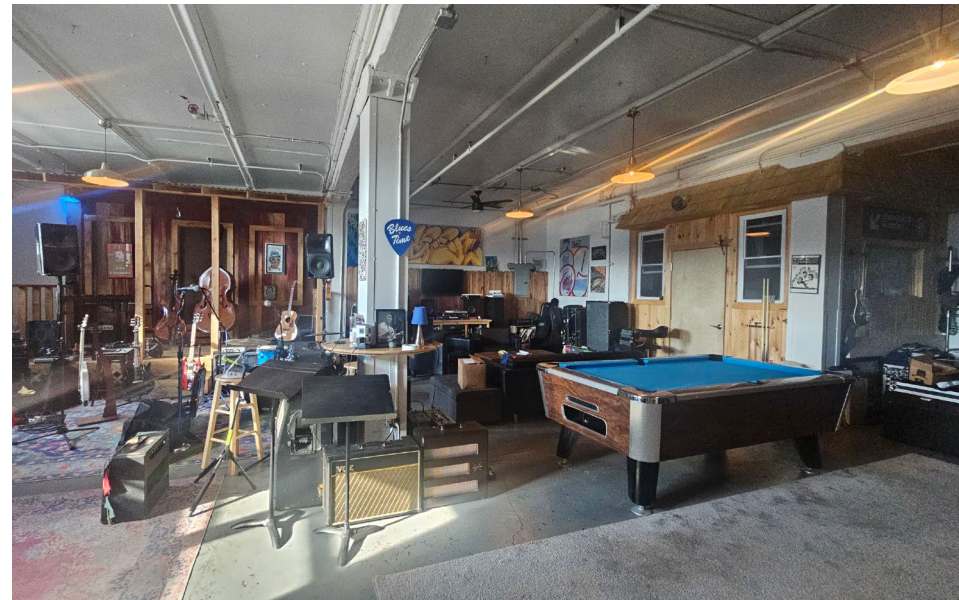
2,000+ RSF

Flex / Light Industrial

\$30 / RSF



- Access to Freight Elevator
- Naturally Lit
- Foyer entrance
- Two rooms for storage or private office spaces
- Open concept flex space

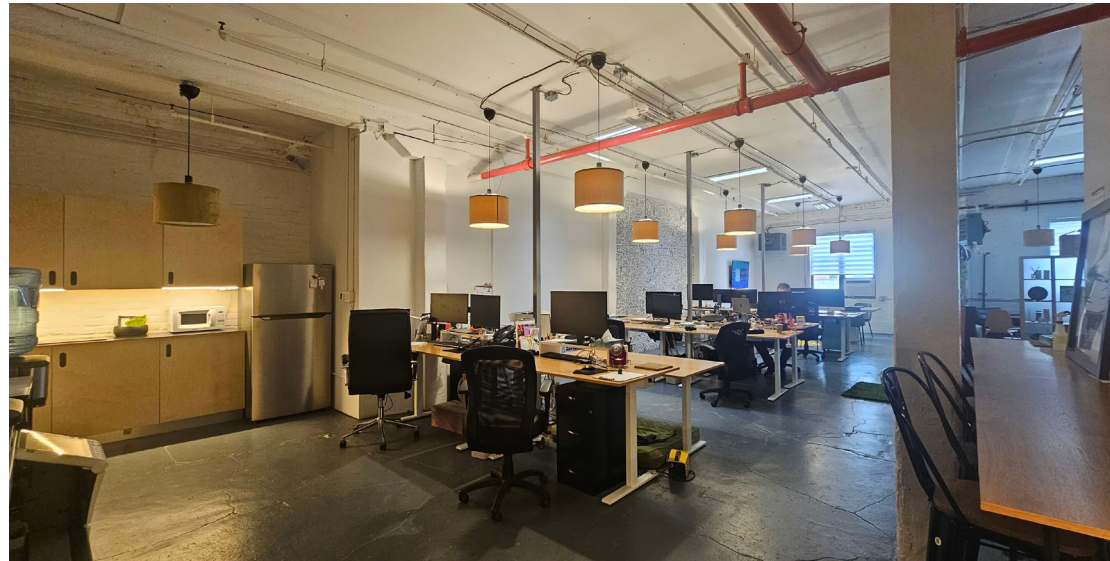


PLAXALL INC.

\$30 / RSF



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- A photograph of a building entrance. The building has a red brick facade. In the center is a grey metal door with a small window. Above the door is a sign that reads "526 46th Ave" in blue letters on a white background. To the left of the door is a small, dark, conical evergreen tree in a black planter. To the right of the door is another similar tree in a black planter. The ground in front of the door is concrete.



5-26 46th Avenue (3rd Fl.)

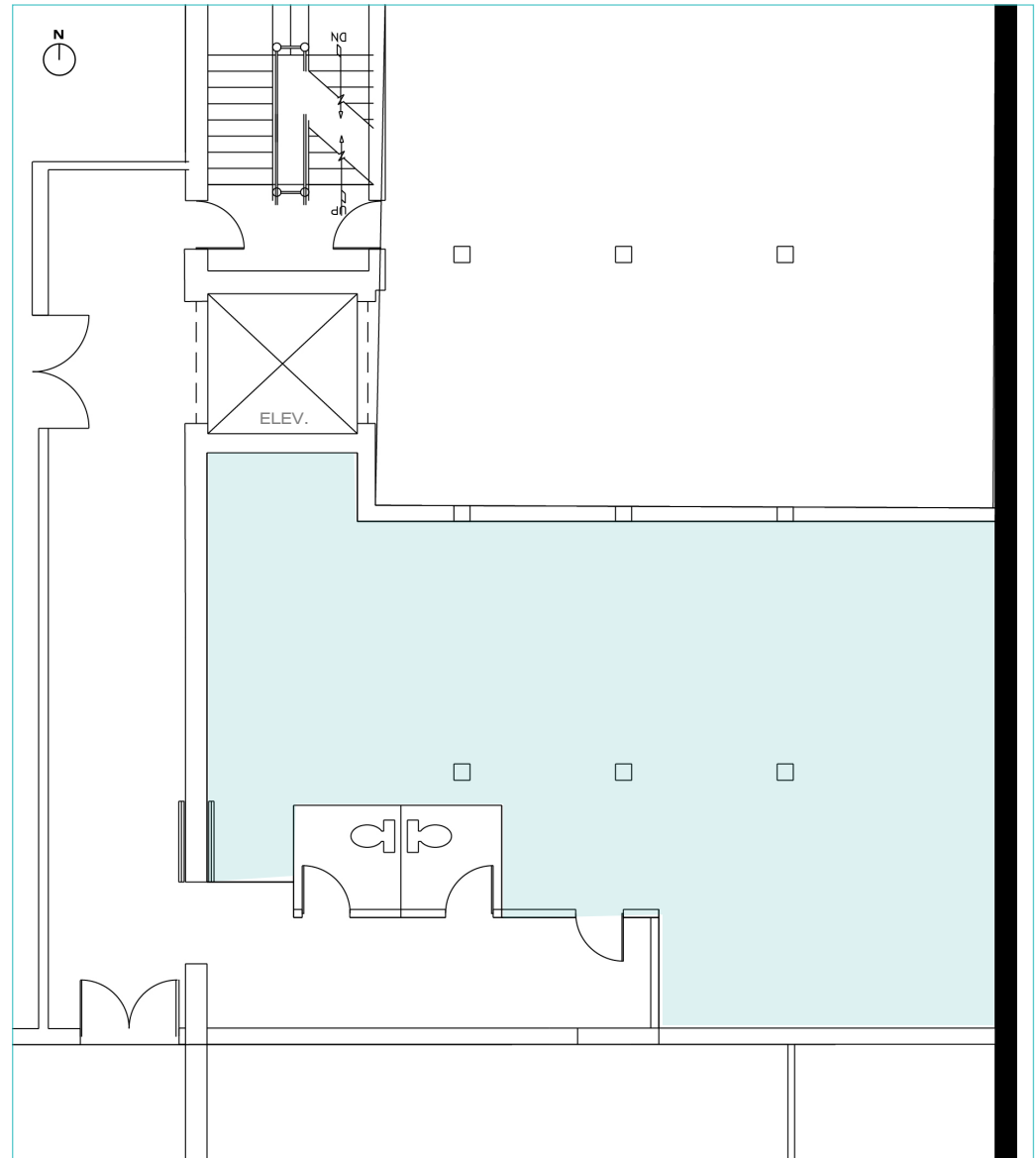
1,350+ RSF

Flex / Light Industrial

\$30 / RSF



- Access to Freight Elevator
- Kitchenette
- Open concept flex space
- Exposed industrial ceiling detail
- Brick wall interior



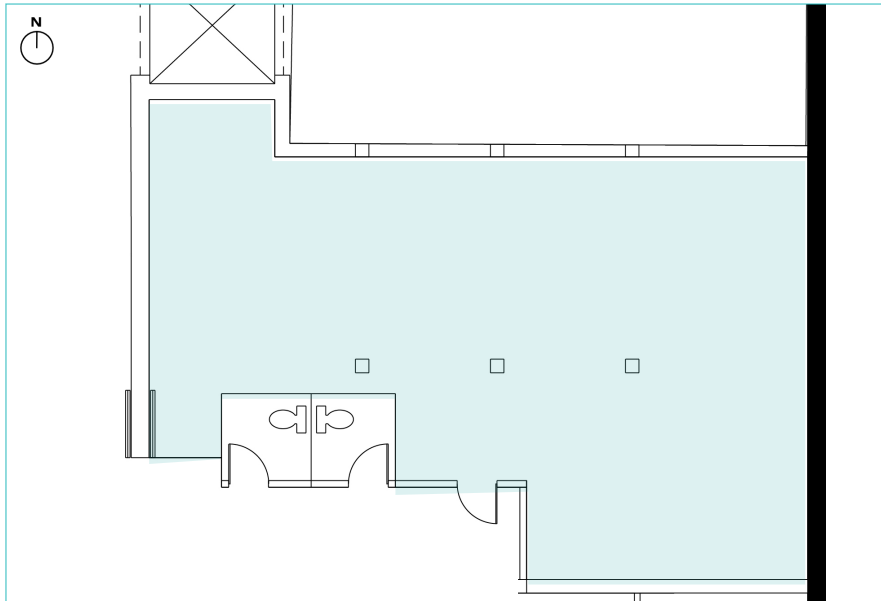
5-26 46th Avenue (3rd Fl.)

PLAXALL INC.

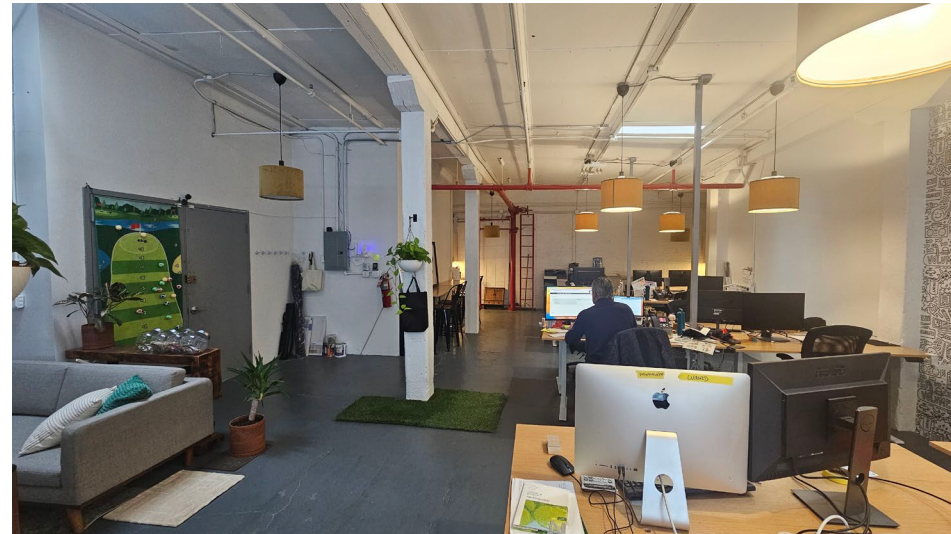
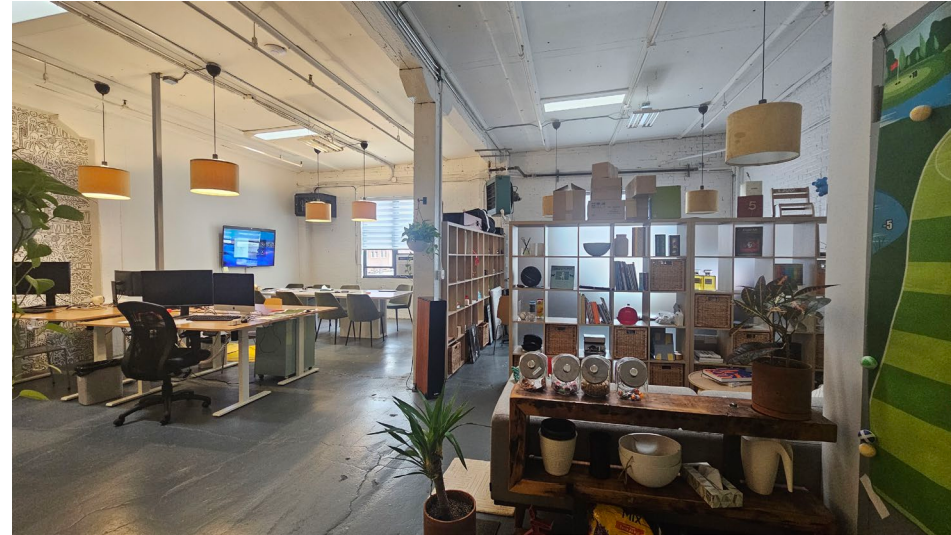
1,350+ RSF

Flex / Light Industrial

\$30 / RSF



- Access to Freight Elevator
- Kitchenette
- Open concept flex space
- Exposed industrial ceiling detail
- Brick wall interior



PLAXALL INC.

\$35 / RSF



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- A large, open-plan office space with white brick walls, wooden floors, and a yellow line on the floor. The space is empty, with a glass-walled area visible in the background.



PLAXALL INC.

\$35 / RSF



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- Architectural floor plan of the second floor. The plan shows a large rectangular room with a central staircase and several smaller rooms. A north arrow is located in the top right corner. A label "Roof Deck Access" with an arrow points to a small opening on the left wall.

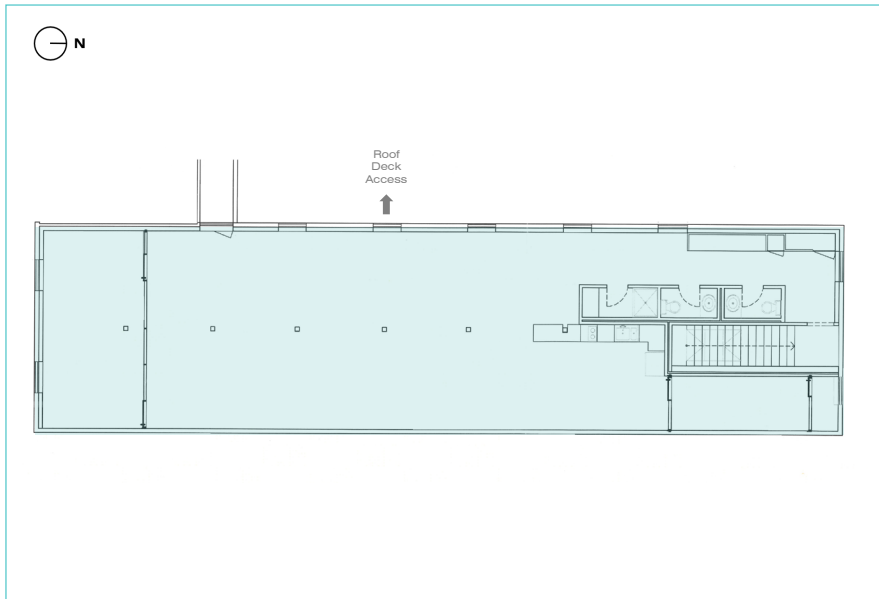
46-01 5th Street

PLAXALL INC.

2,500+ RSF

Office / Flex / Light Industrial

\$35 / RSF

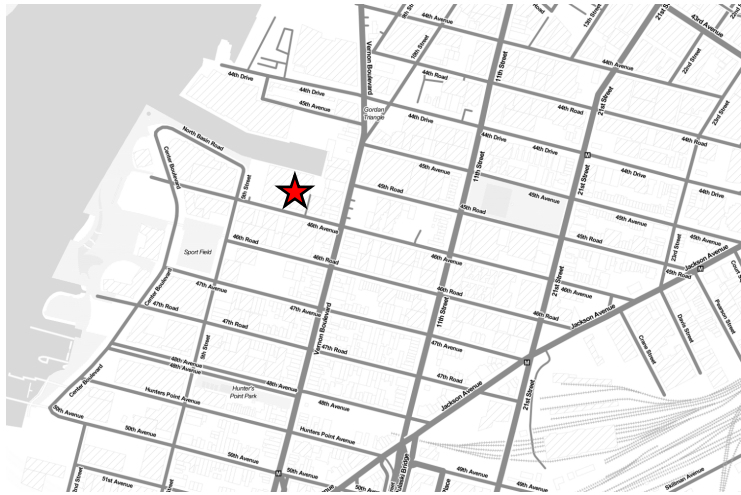


- Turnkey
- Full HVAC
- Bathrooms
- Kitchenette
- Utility Room
- Conference Room
- Access to outdoor space

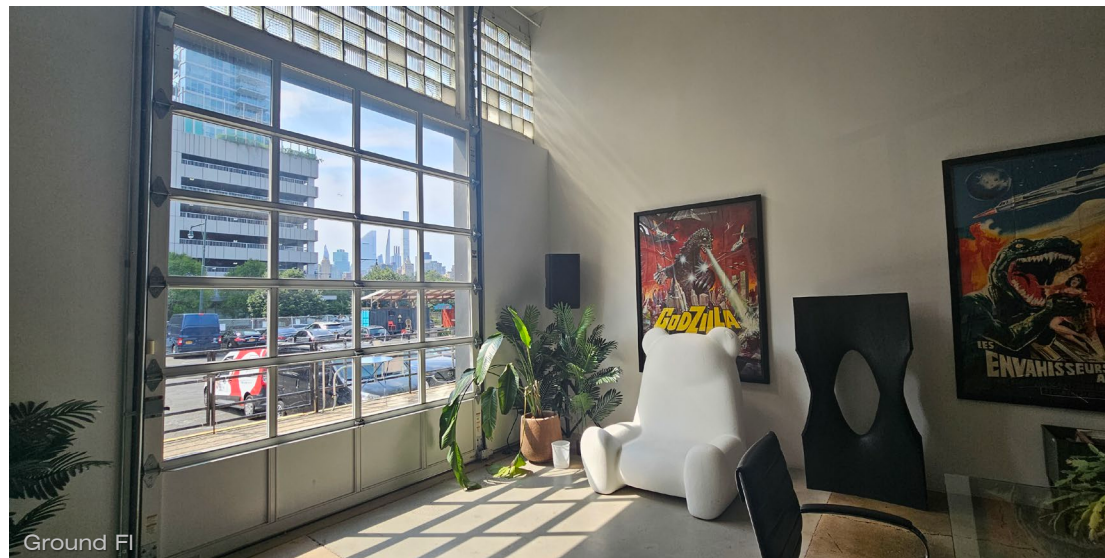


PLAXALL INC.

Office / Flex / Light Industrial



- Turnkey space
- High ceiling heights
- Large uninterrupted open space(s)
- Large windows for natural light
- Views of NYC Skyline+ Anable Basin Canal
- Easy access to public + private outdoor space(s)



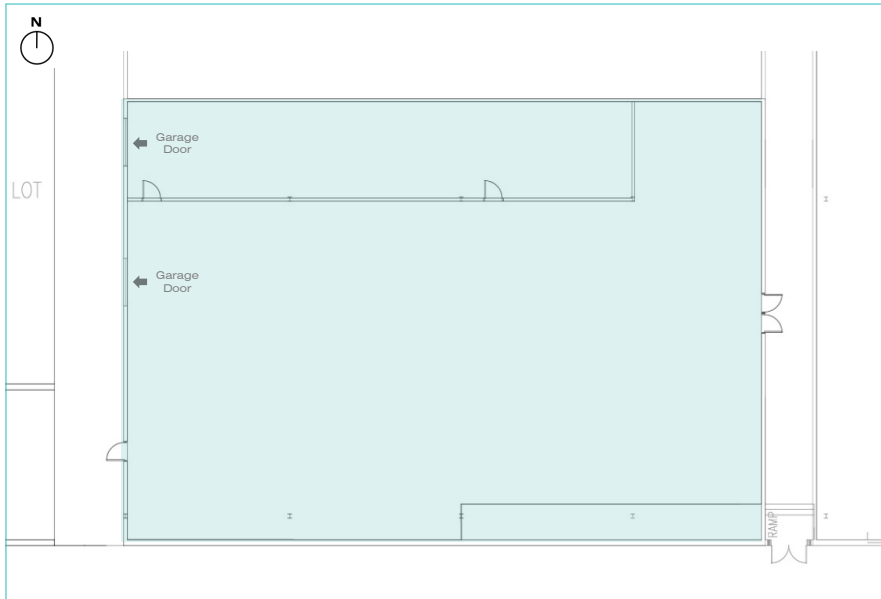
5-25 46th Avenue (Ground Fl)

PLAXALL INC.

8,150+ RSF

Office / Flex / Light Industrial

\$30 / RSF



- Turnkey space
- High ceiling heights
- Large uninterrupted open space
- Bright industrial interior with natural light
- High floor loads and power loads
- Operable garage door(s)
- Walking distance to Anable Basin Canal



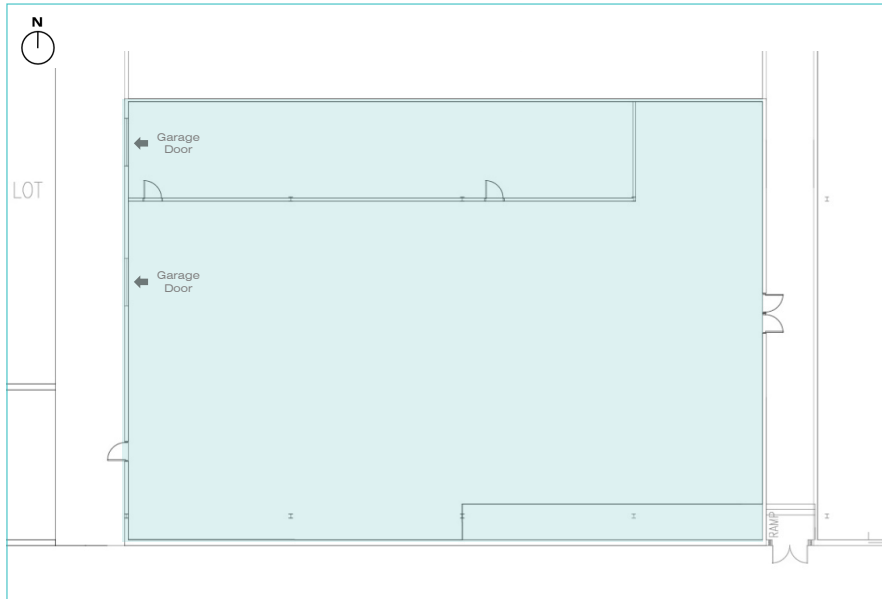
5-25 46th Avenue (Ground Fl)

PLAXALL INC.

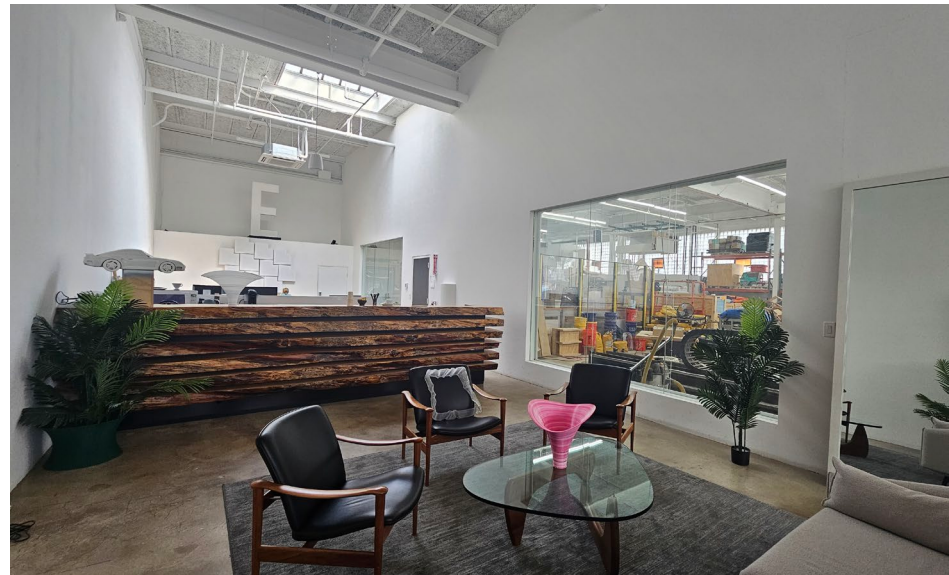
8,150+ RSF

Office / Flex / Light Industrial

\$30 / RSF



- Turnkey space
- High ceiling heights
- Large uninterrupted open space
- Bright industrial interior with natural light
- High floor loads
- Operable garage door(s)
- Walking distance to Anable Basin Canal

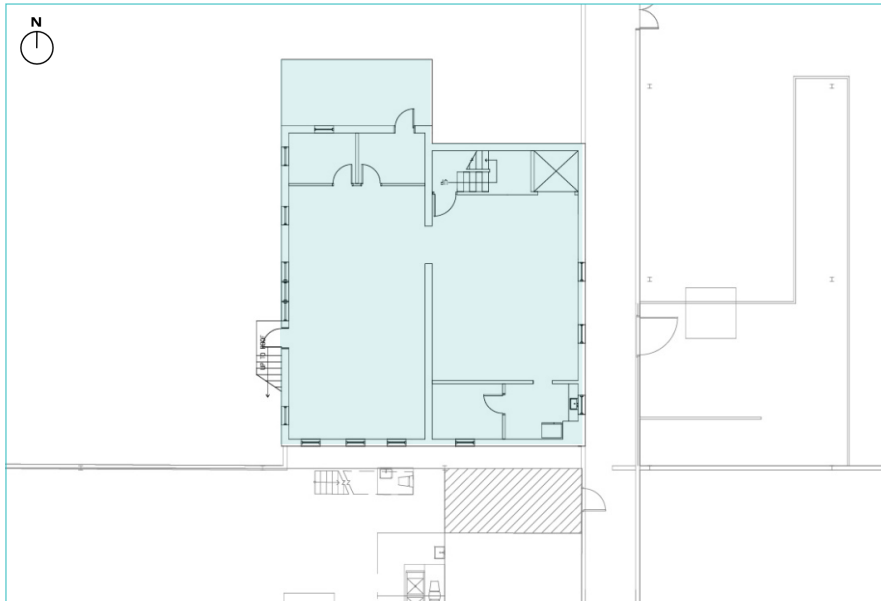


5-25 46th Avenue (3rd Fl)

2,650+ RSF

Office / Flex / Light Industrial

\$32 / RSF

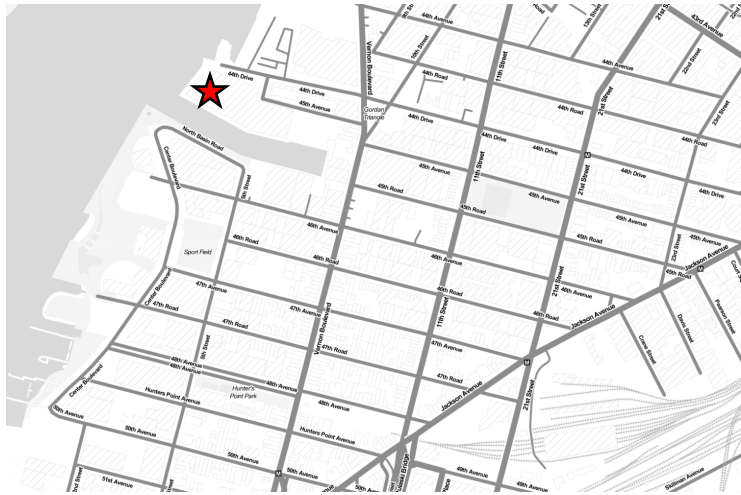


- Turnkey space
- Private outdoor deck + large windows for natural light
- Access to freight elevator
- Finished kitchen
- Collaborative workspaces and private offices
- Views of NYC Skyline + Anable Basin Canal
- May be combined with 2nd Fl office space (inquire for more details)



PLAXALL INC.

\$20 / RSF

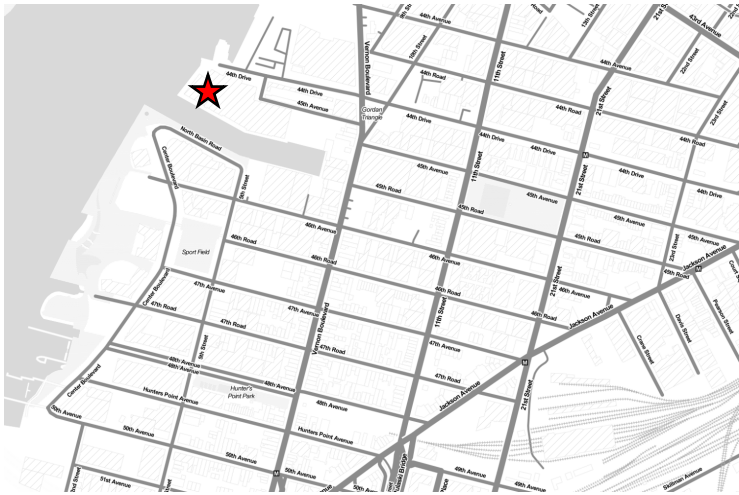


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PLAXALL INC.

\$20 / RSF



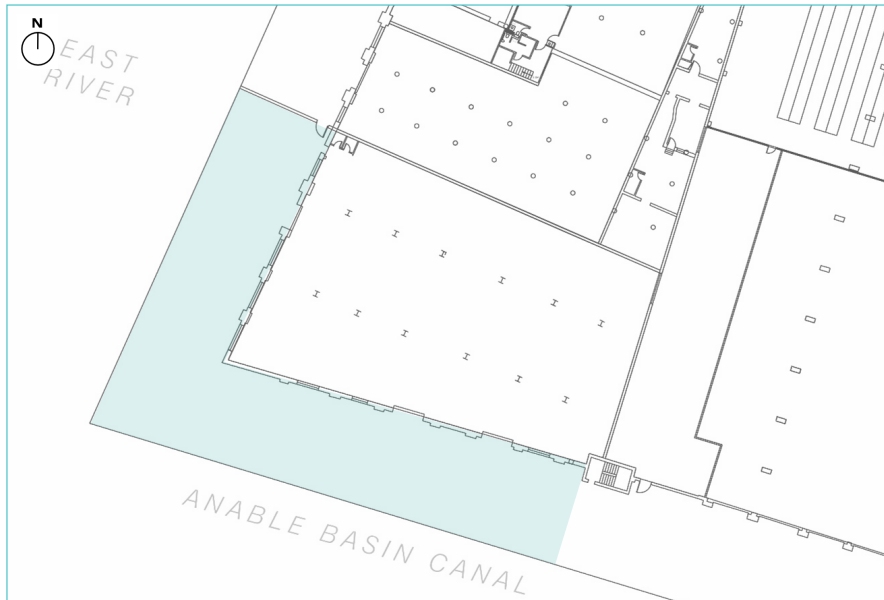
-

4-40 44th Drive (Exterior)

11,050+ RSF

Light Industrial / Flex

\$20 / RSF



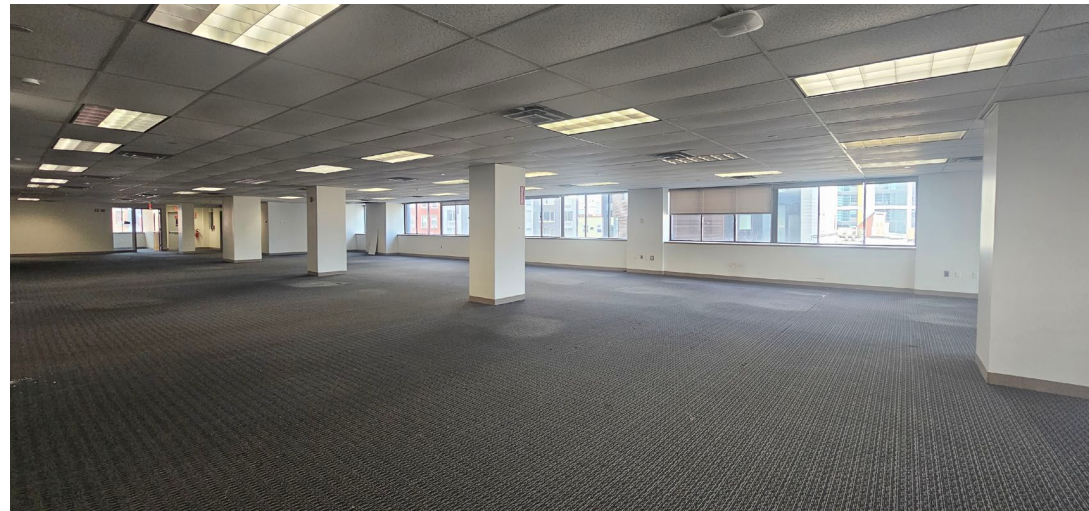
- 24-hour access
- Unobstructed view of NYC Skyline + East River
- Wide outdoor spaces



PLAXALL INC.

Office / Flex / Warehouse

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- A wide-angle photograph of a large, empty office space. The room has a drop ceiling with a grid of square tiles, some of which are illuminated by rectangular fluorescent light fixtures. The floor is covered in a dark, patterned carpet. Several white, square columns are spaced throughout the room, supporting the ceiling. On the left side, there is a long wall with large windows that look out onto a city skyline. On the right side, there is a wall with a glass door and a solid door. The overall atmosphere is bright and clean.

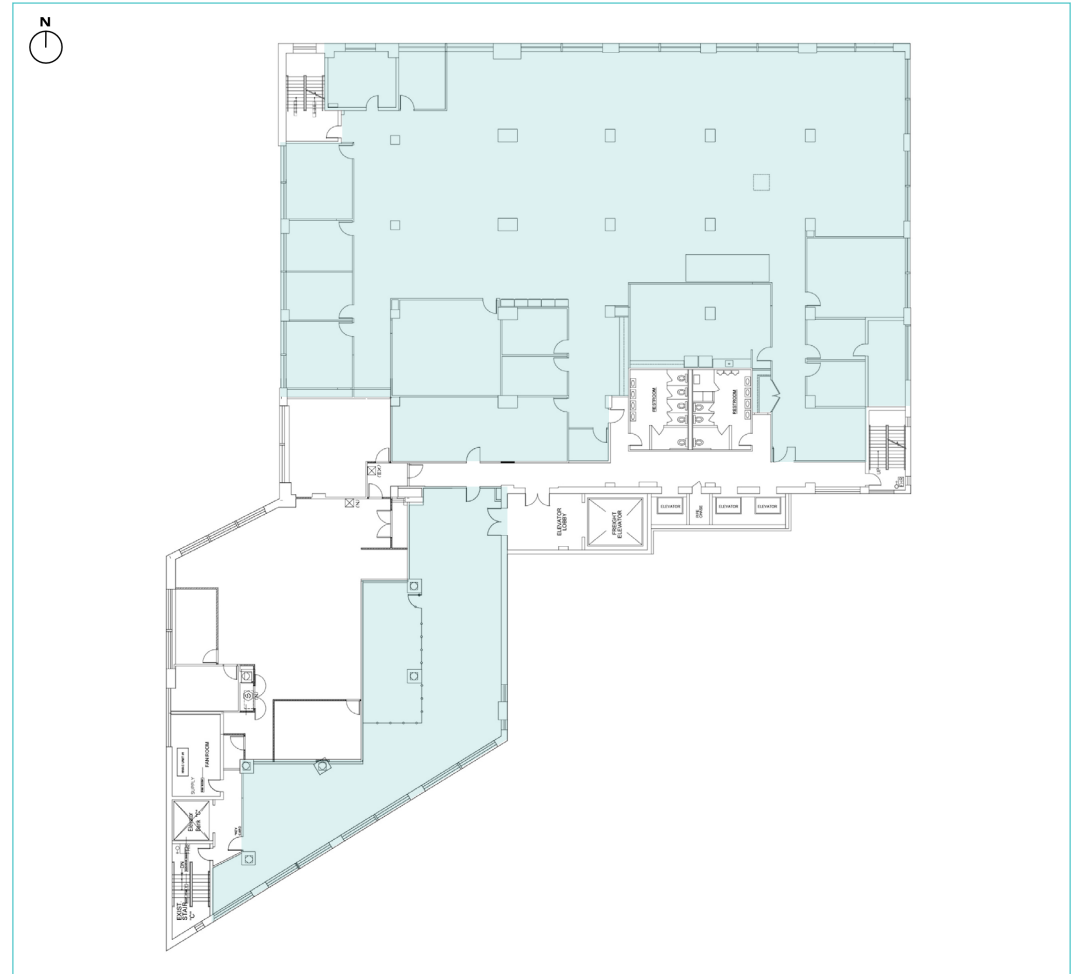


PLAXALL INC.

\$39 / RSF



- Turnkey space
- Parking on site
- Security guard and front desk reception at lobby
- Freight elevator accessible



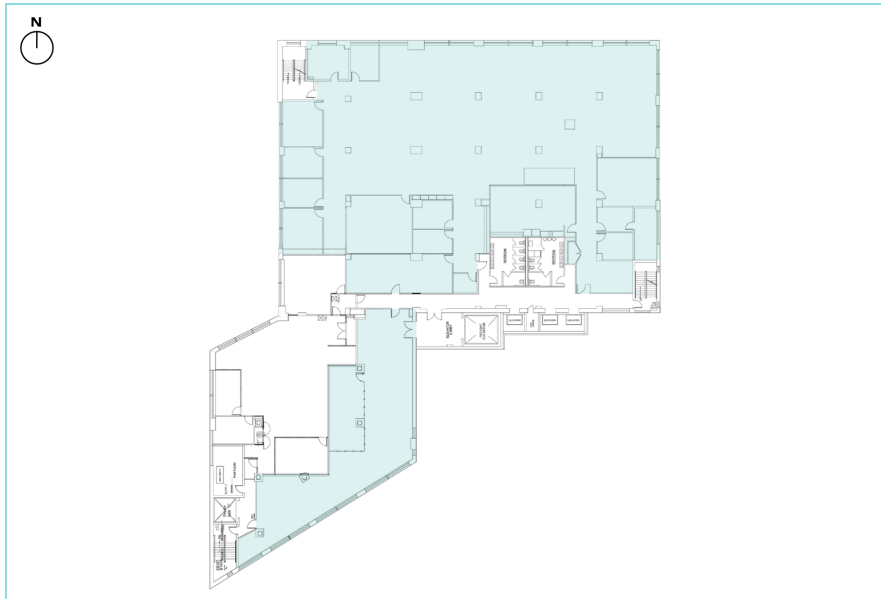
47-40 21st Street (2nd Fl.)

PLAXALL INC.

18,200 RSF

Office / Flex / Warehouse

\$39 / RSF



- Turnkey space
- Private offices and cubicles
- Training room and conference room
- Includes break room and kitchenette
- Row windows naturally light the interior
- Views of Jackson Avenue streetscape
- Accessory storage space

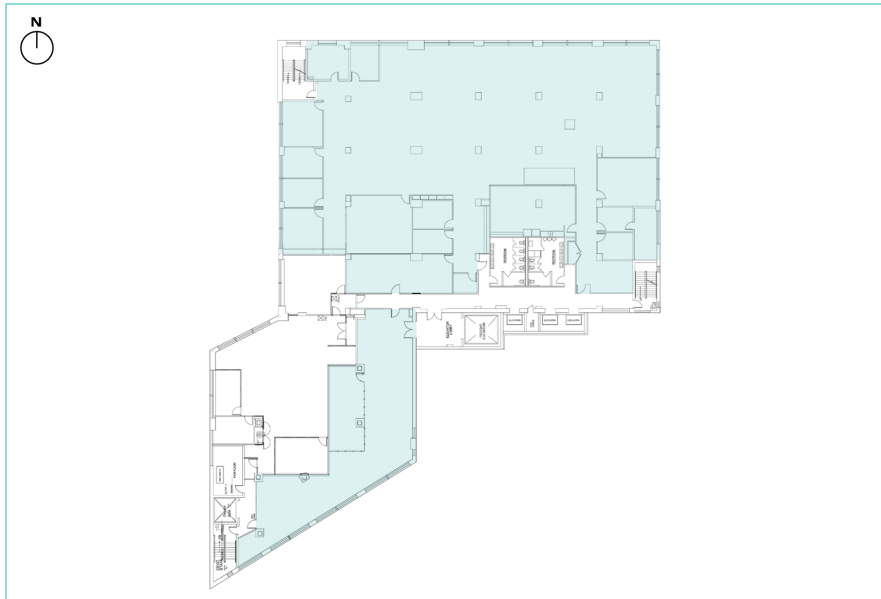


47-40 21st Street (2nd Fl.)

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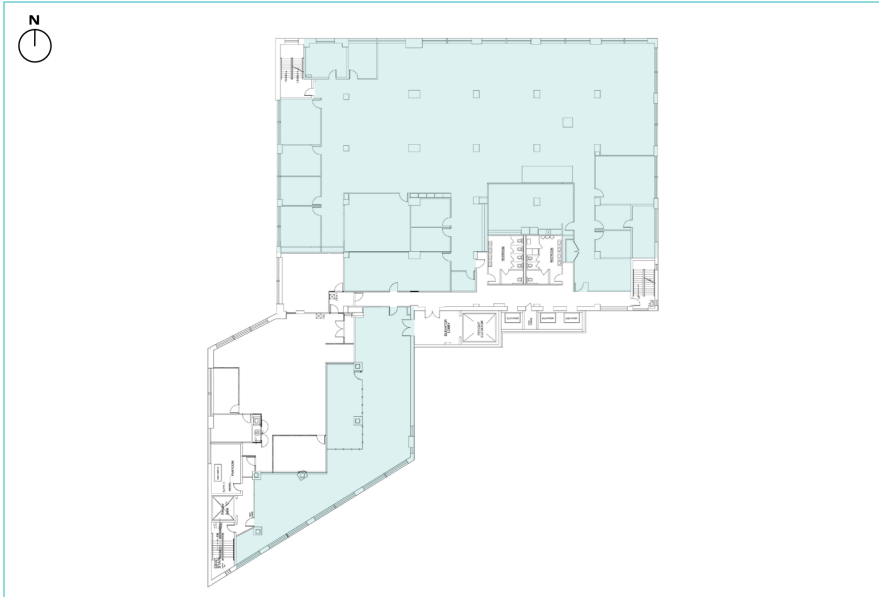


47-40 21st Street (2nd Fl.)

18,200 RSF

Office / Flex / Warehouse

\$39 / RSF



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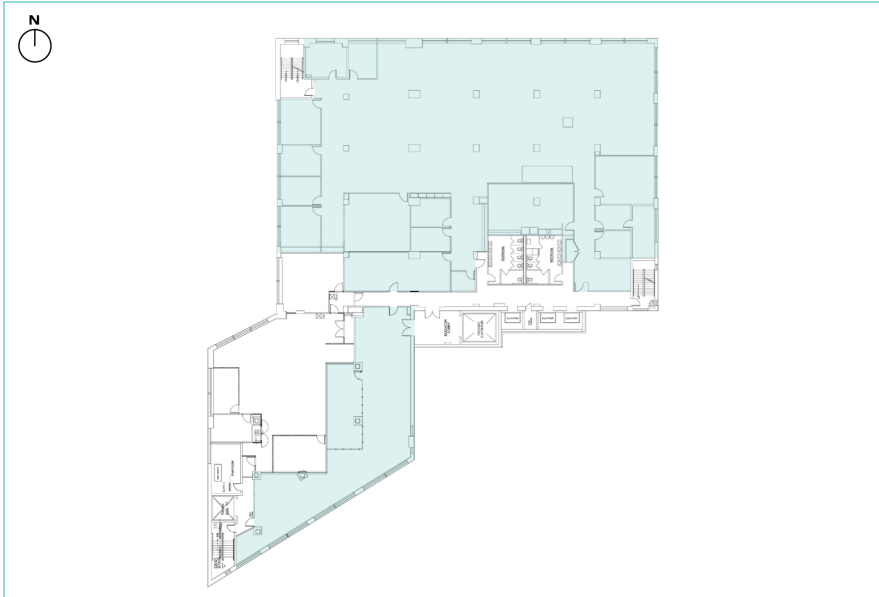


47-40 21st Street (2nd Fl.)

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Office / Flex / Warehouse

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PLAXALL INC.

CELEBRATING OVER 75 YEARS IN L.I.C.