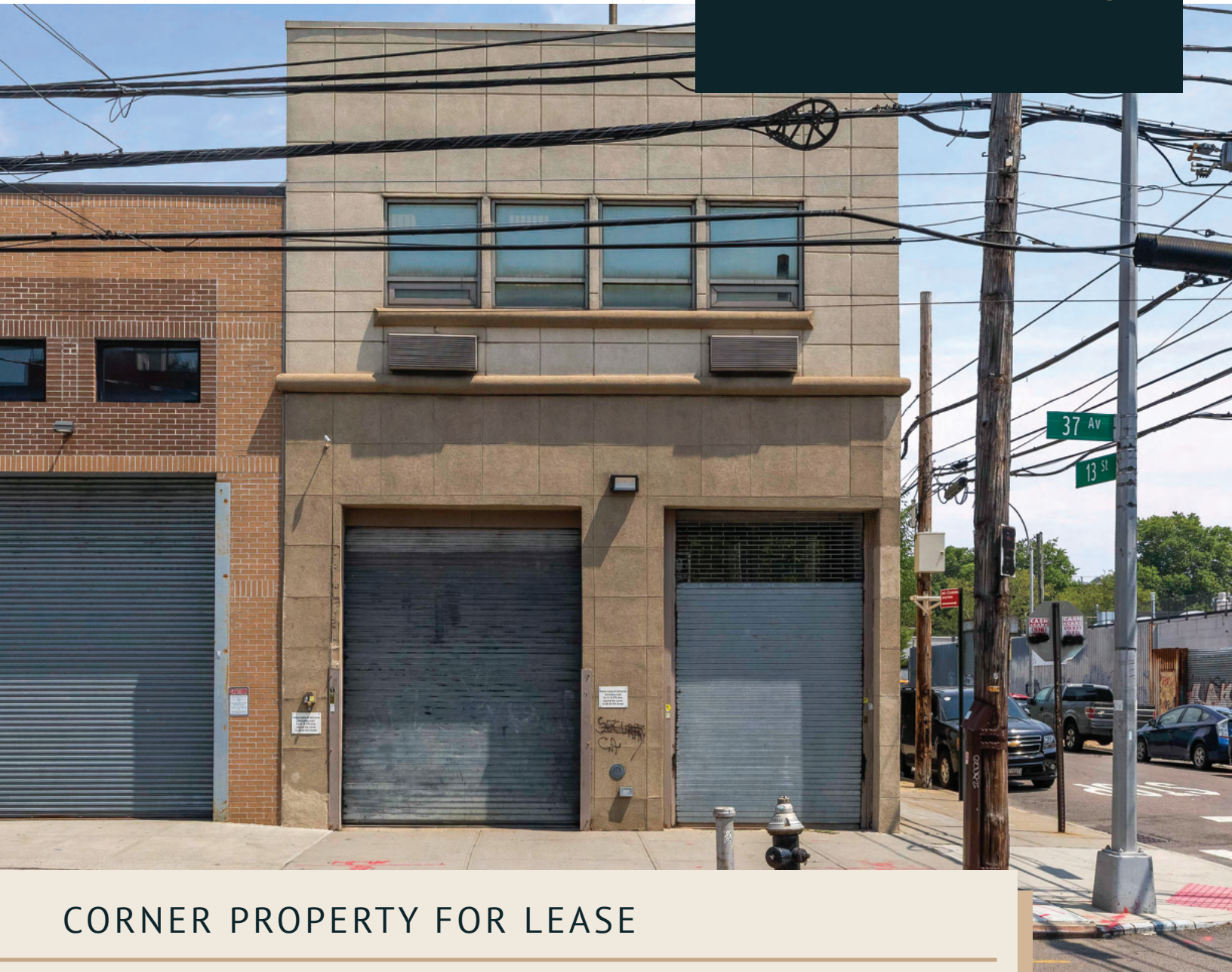
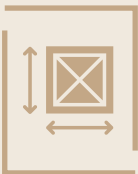
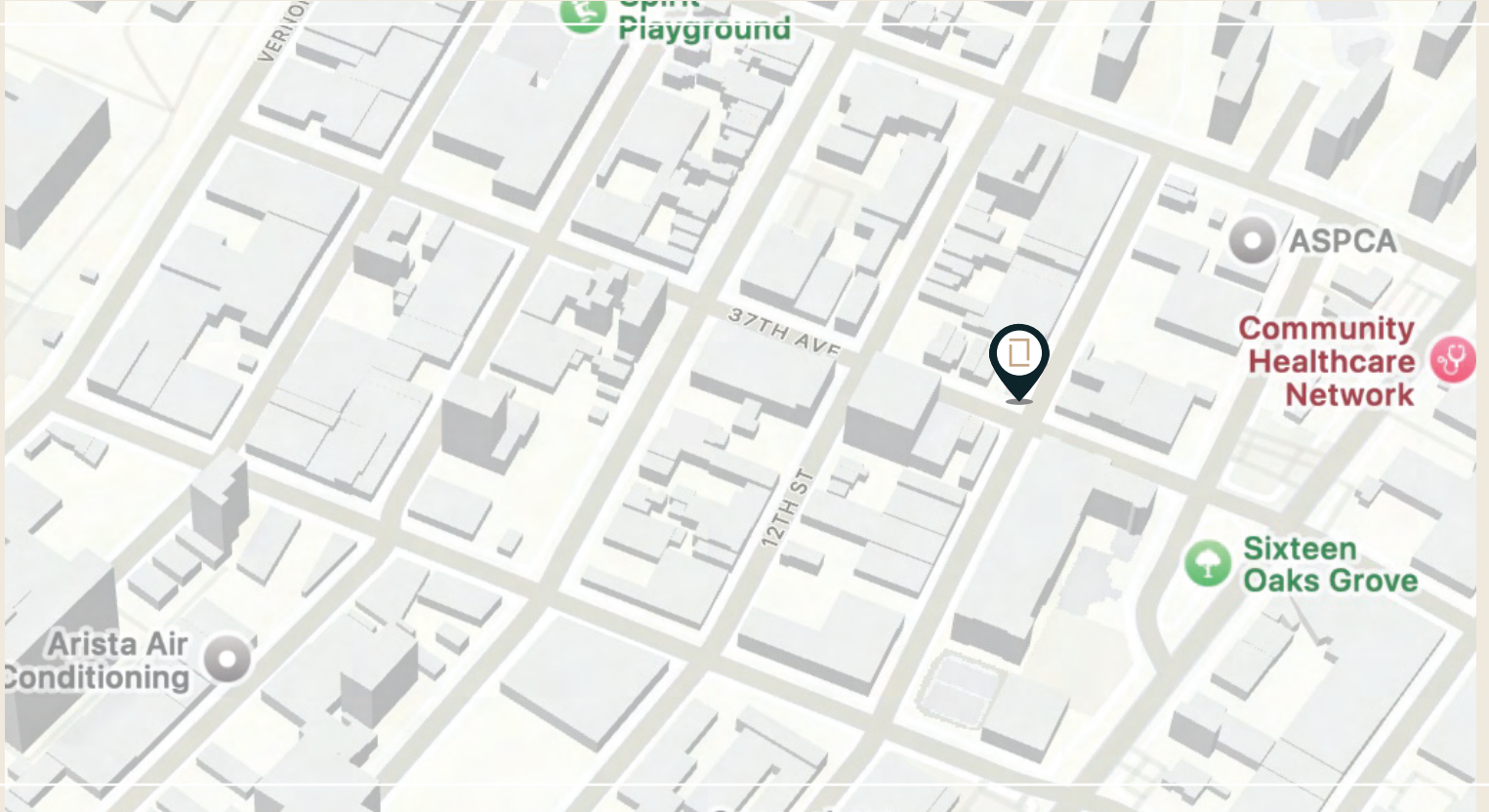




CORNER PROPERTY FOR LEASE

**12-19 37TH AVENUE
LONG ISLAND CITY
NY 11101**

PROPERTY HIGHLIGHTS



SPACE SPECS

5,750 sf (2,500 sf ground,
2,500 sf 2nd floor, 750 sf 3rd floor),
corner property



WAREHOUSE

With 16' ceiling heights



SITE ZONING

M1-1 zoning



TRANSIT

Close proximity to BQE, LIE
& RFK Bridge & M train



ELEVATOR

Property has elevator +
lobby servicing all floors



MULTIPLE ENTRANCES

Property has two overhead
doors and a private lobby

PROPERTY OVERVIEW

12-19 37TH AVE, LONG ISLAND CITY, NY 11101

PROPERTY INFORMATION

Neighborhood - Long Island City

Block - 351

Lot - 35

ZONING INFORMATION

Zoning - M1-1

Commercial F.A.R. - 1.0

Facility F.A.R. - 2.4

Current F.A.R. - 2.40

BUILDING INFORMATION

Type - Office Only 2-6 Stories (O2)

Building Dimensions - 25 ft. x 100 ft.

Building Sq. Ft. - 5,750

Stories - 3

Year Built - 1963

LOT INFORMATION

Lot Dimensions - 25.04 ft. x 100.08 ft.

Lot Sq. Ft. - 2,500





CONTACT



LUCA DICIERO
FOUNDER & CEO

(347) 242-0353
luca@nyspacefinders.com



FAISAL GILANI
ASSOCIATE BROKER

(925) 285-3075
faisal@nyspacefinders.com

All Information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.