

LINEAR LIGHTING PORTFOLIO

31-35 BORDEN AVENUE / 49-33 31ST PLACE / 31-30 HUNTERS POINT AVENUE

LONG ISLAND CITY, NY 11101



FOR LEASE:
1 & 2 STORY BUILDINGS – ALL DIVISIONS CONSIDERED
15,000 SF – 101,000 SF

[Click for Divisions](#)

31-35 BORDEN AVE.

- 2 Story 29,000 sf building
 - 15,000 sf 1st floor
 - 14,000 sf built office space 2nd floor
- 17' ceiling
- 2 drive-in doors
- 50' x 30 column spacing
- Built in 1999
- Zone M2-1

49-33 31ST PLACE

- 1 Story 50,000 sf building with 3,000 sf mezzanine
- 16' to 21' ceiling
- 3 loading docks & 1 drive-in
- 42' X 36' column spacing
- Built in 1962
- Zone M2-1

31-30 HUNTERS POINT AVE.

- 1 Story 18,000 sf building plus 4,000 sf mezzanine
- 16' ceiling
- 1 drive-in door
- 25' x 30' column spacing
- Built in 1962
- Zone M2-1

For more information, please contact:



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Transit/Subway

Distance

33 Street (7 Line) Transit Stop	0.7 mi
Hunters Point Avenue Transit Stop	0.8 mi
Queens Plaza Transit Stop (E, M, R)	0.9 mi
40 Street-Lowery Street Transit Stop (7)	0.9 mi
Long Island City-Court Square Transit Stop (G)	1.0 mi



Commuter Rail

Distance

Hunter's Point Avenue Station Commuter Rail (Oyster Bay Branch, Hempstead Branch)	0.8 mi
Woodside Station Commuter Rail (Ronkonkoma Branch, Long Beach Branch, Port Jefferson Branch, Hempstead Branch, Montauk Branch, Babylon Branch)	3.6 mi



Airport

Drive

Distance

La Guardia Airport	10 min	5.9 mi
John F. Kennedy International Airport	20 min	13.8 mi
Newark Liberty International Airport	30 min	17.9 mi

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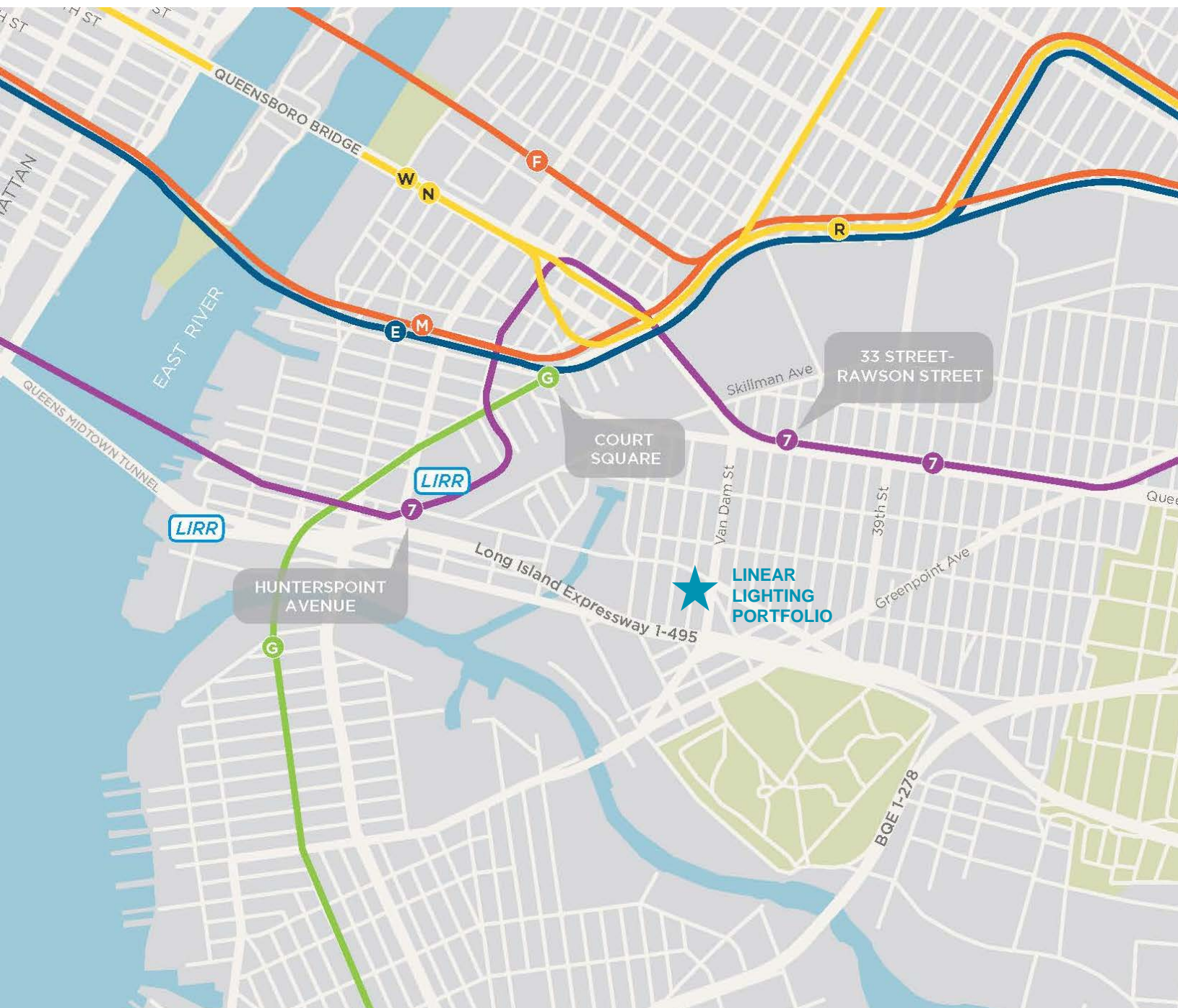
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FOR LEASE



DESCRIPTION

- 2 Story 29,000 sf building
 - 15,000 sf 1st floor
 - 14,000 sf built office space 2nd floor
- 17' ceiling
- 2 drive-in doors
- 50' x 30 column spacing
- Fireproof & sprinklered
- Built in 1999
- Zone M2-1

AMENITIES

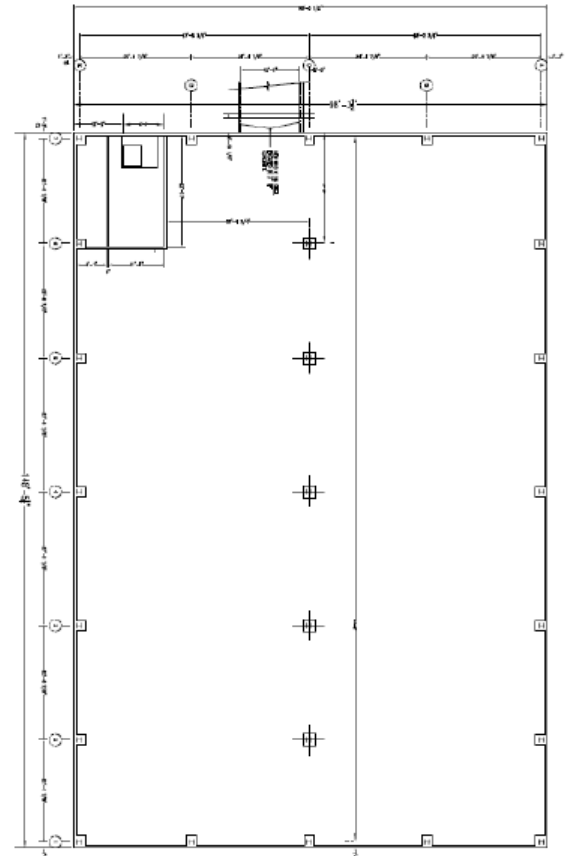
- Bus Line
- Metro/Subway

LOCATION & TRANSIT

Subway: #7

Buses: Q67, Q32, & Q60 bus lines

Facing LIE with easy access BQE, Midtown Tunnel & 59th Street Bridge



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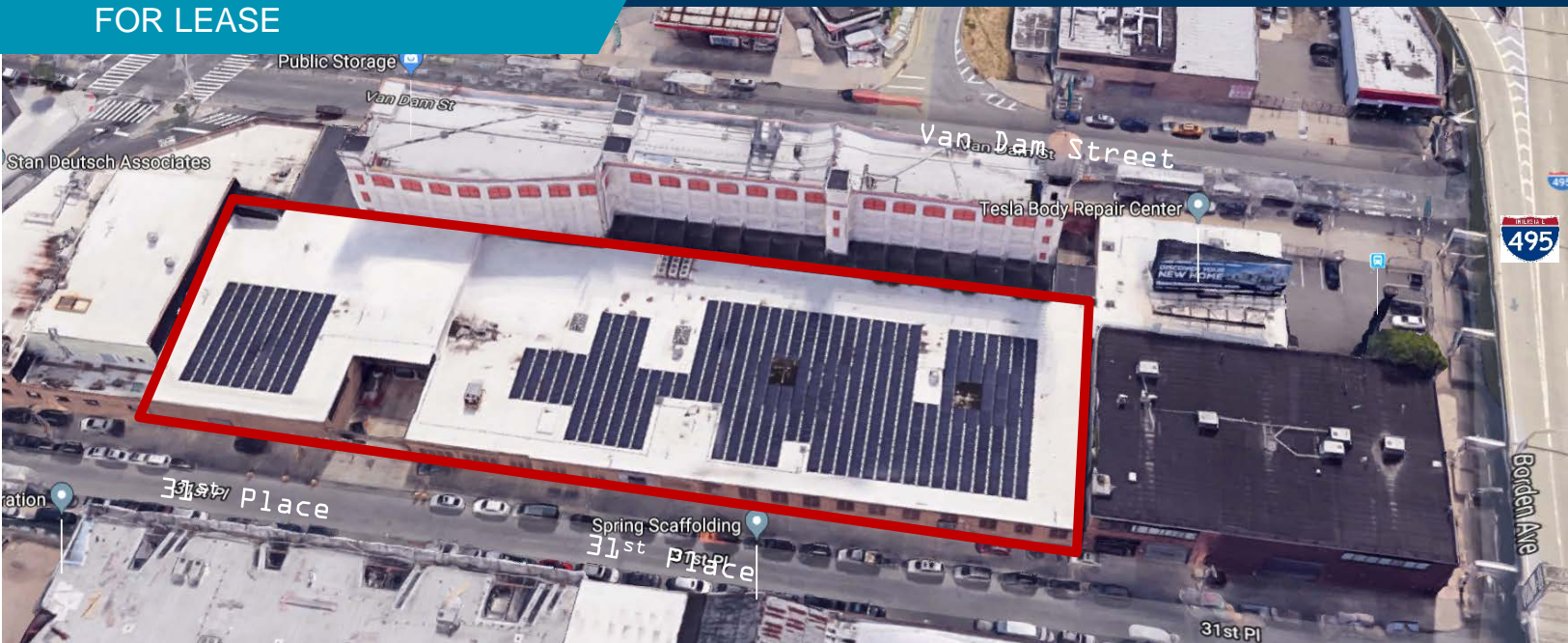
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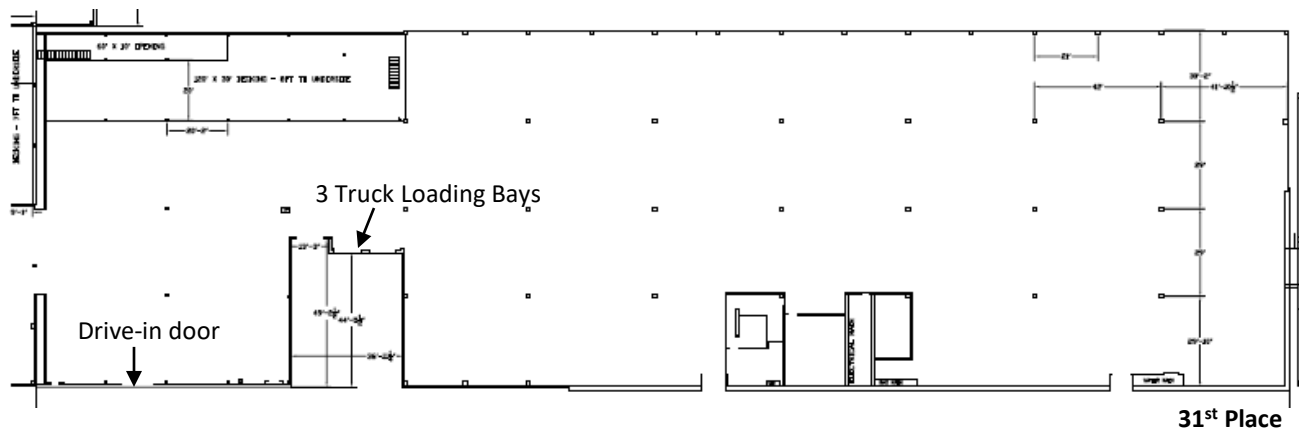


DESCRIPTION

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- 16' to 21' ceiling
- 3 loading docks & 1 drive-in
- 42' X 36' column spacing
- Built in 1962
- Zone M2-1

LOCATION & TRANSIT

- Walking distance to #7 Subway
- Q67, Q32 & Q60 Bus lines
- Facing the LIE, easy access to BQE, Midtown Tunnel & 59th Street Bridge



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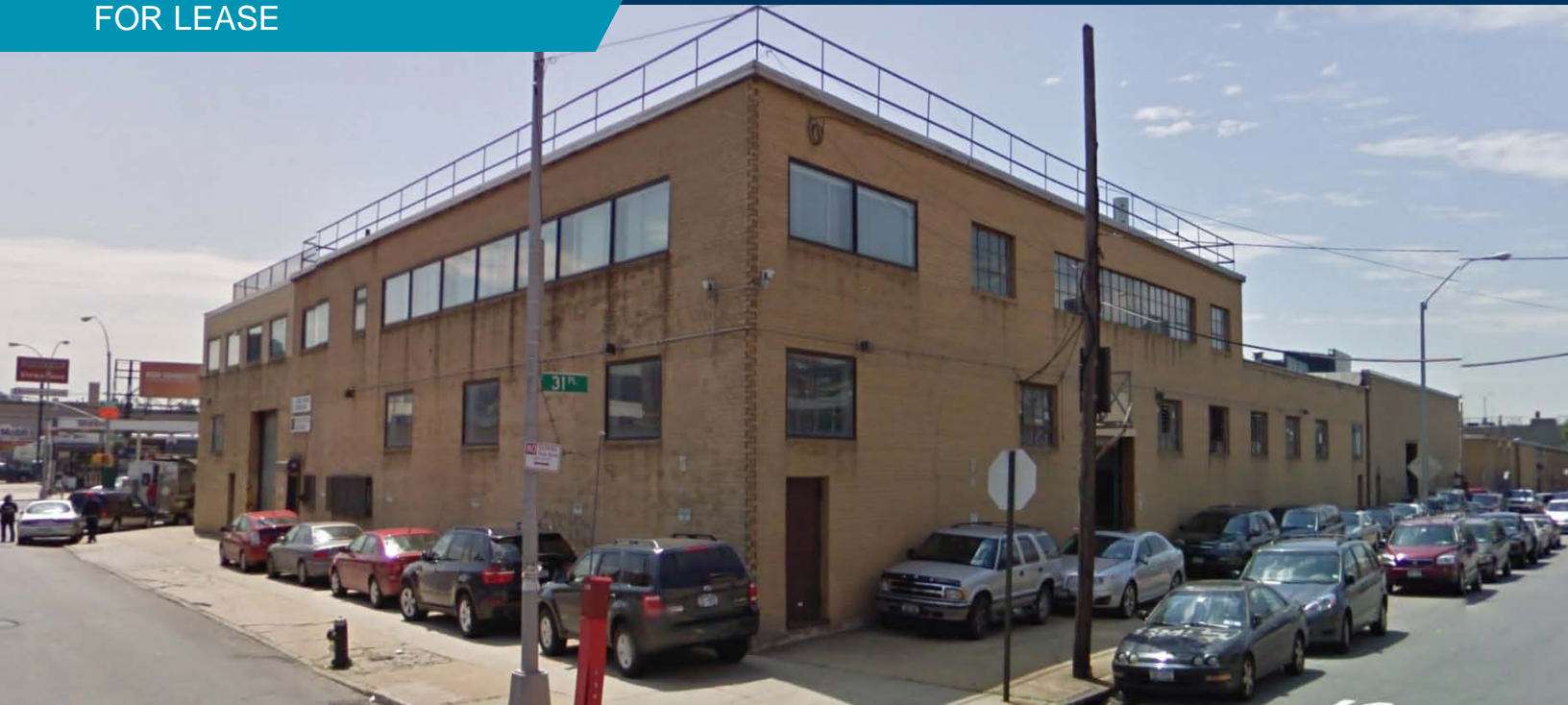
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31-30 HUNTERS POINT AVENUE

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FOR LEASE



DESCRIPTION

- 1 Story 18,000 sf building plus 4,000 sf mezzanine.
- 16' ceiling
- 1 drive-in door
- 25' x 30' column spacing
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AMENITIES

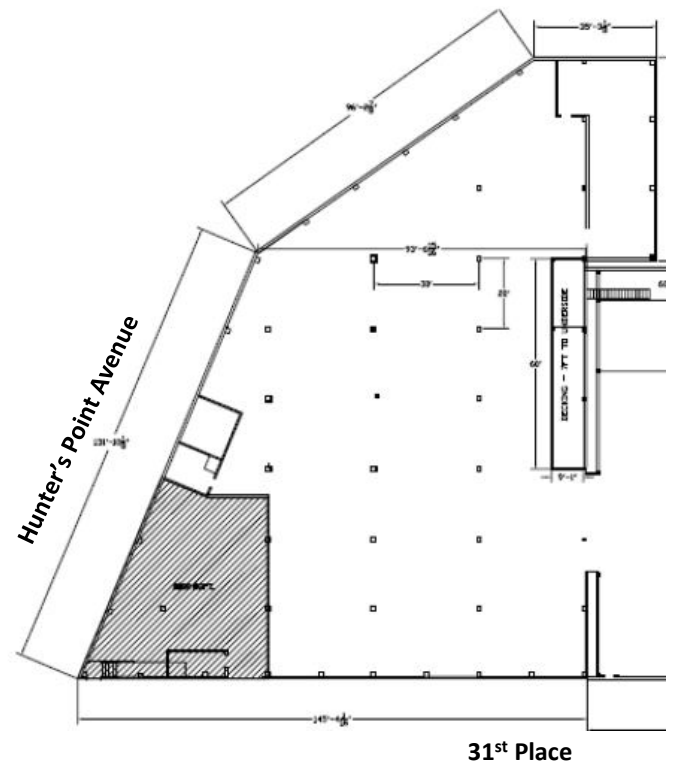
- Bus Line
- Metro/Subway

LOCATION & TRANSIT

Subway: #7

Buses: Q67, Q32, & Q60 bus lines

Facing LIE with easy access BQE, Midtown Tunnel & 59th Street Bridge



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