

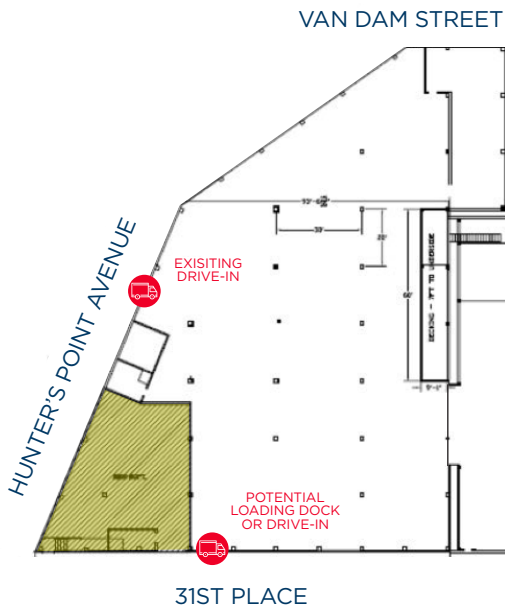
31-THIRTY

HUNTERS POINT AVENUE



FACTORY DISTRICT / LONG ISLAND CITY, NY 11101 / FOR LEASE

FLOOR PLAN



FIRST FLOOR 18,000 SF

FEATURES:

- 18,000 sf first floor (additionally 4,000 sf can be made available on the second floor)
- 16' ceiling
- 1 drive-in door (can create another drive-in or loading dock)
- 25' x 30' column spacing
- Built in 1962
- Zone M2-1

AMENITIES:

- Bus Line
- Metro/Subway

LOCATION & TRANSIT:

Subway: **#7** (33rd Street Rawson stop)

Buses: **Q67, Q32, & Q60** bus lines

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

FOR MORE INFORMATION, PLEASE CONTACT:

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Commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

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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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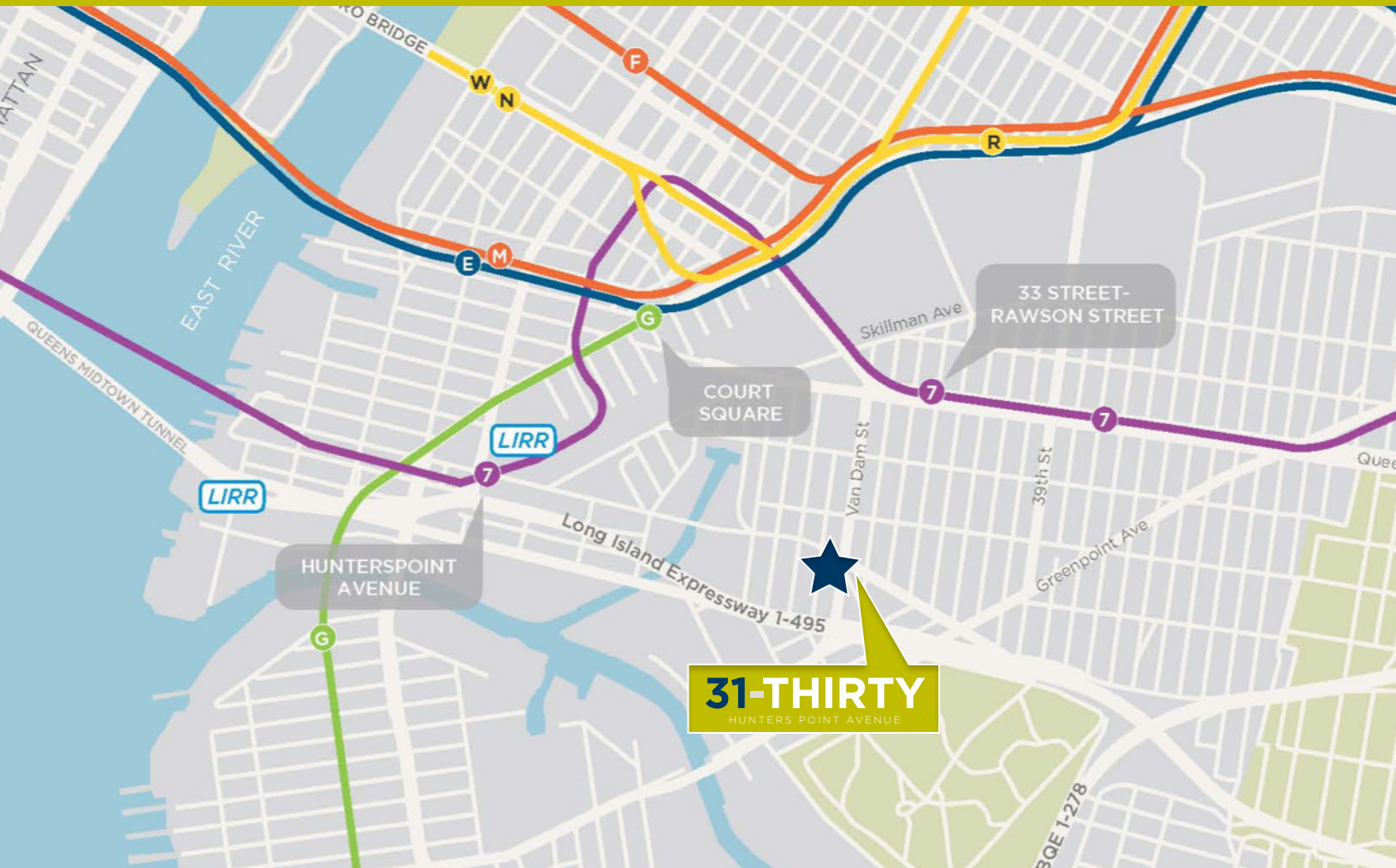


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