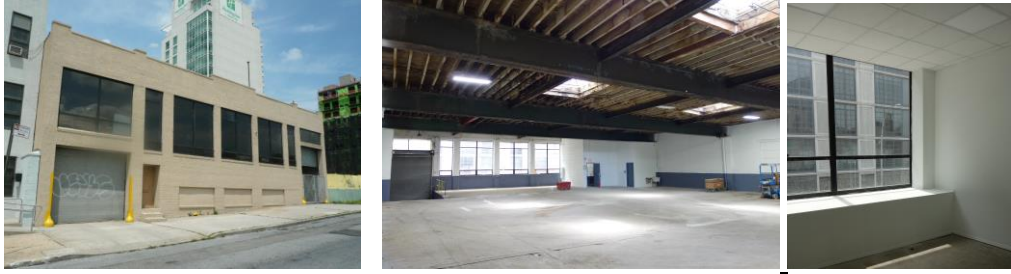


W Werwaiss & Co.



FOR LEASE

15,000 SF WAREHOUSE/PARKING GARAGE WITH OFFICE

<u>ADDRESS:</u>	39-20 30 th Street Long Island City, New York
<u>DESCRIPTION:</u>	39-20 30 th Street – 15,000 sf two-level Warehouse/Garage with Office **currently combined with additional 7,500 sf at 39-15 29 th Street
<u>LOCATION:</u>	3 Blocks to Queensboro Plaza 1 Block to Newly Renovated 39 th Avenue Subway (N or Q Lines)
<u>FEATURES:</u>	12' & 17' Ceiling Heights (see floor plan) 400 amps Small Office Space Three (3) New Bathrooms Newly Painted Interior New LED Ceiling Lighting Drive in Entrances from 30 th Streets (up ramp and down ramp)
<u>ZONING:</u>	M1-3/R7X
<u>POSSESSION:</u>	Upon Lease Signing
<u>LEASE TERM:</u>	5 Years (consideration of longer term with demo clause)
<u>BASE RENT:</u>	\$300,000 Per Annum
<u>CONTACT:</u>	WERWAISS & CO., INC. 22-15 43 rd Avenue – Suite 300 Long Island City, NY 11101 (212) 983-0044 gwerwaiss@werwaissandco.com www.werwaissandco.com

All information furnished regarding property for sale, rental or financing is from sourced deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. BROKERS PROTECTED BY AGREEMENT ON FILE. 6/13/19



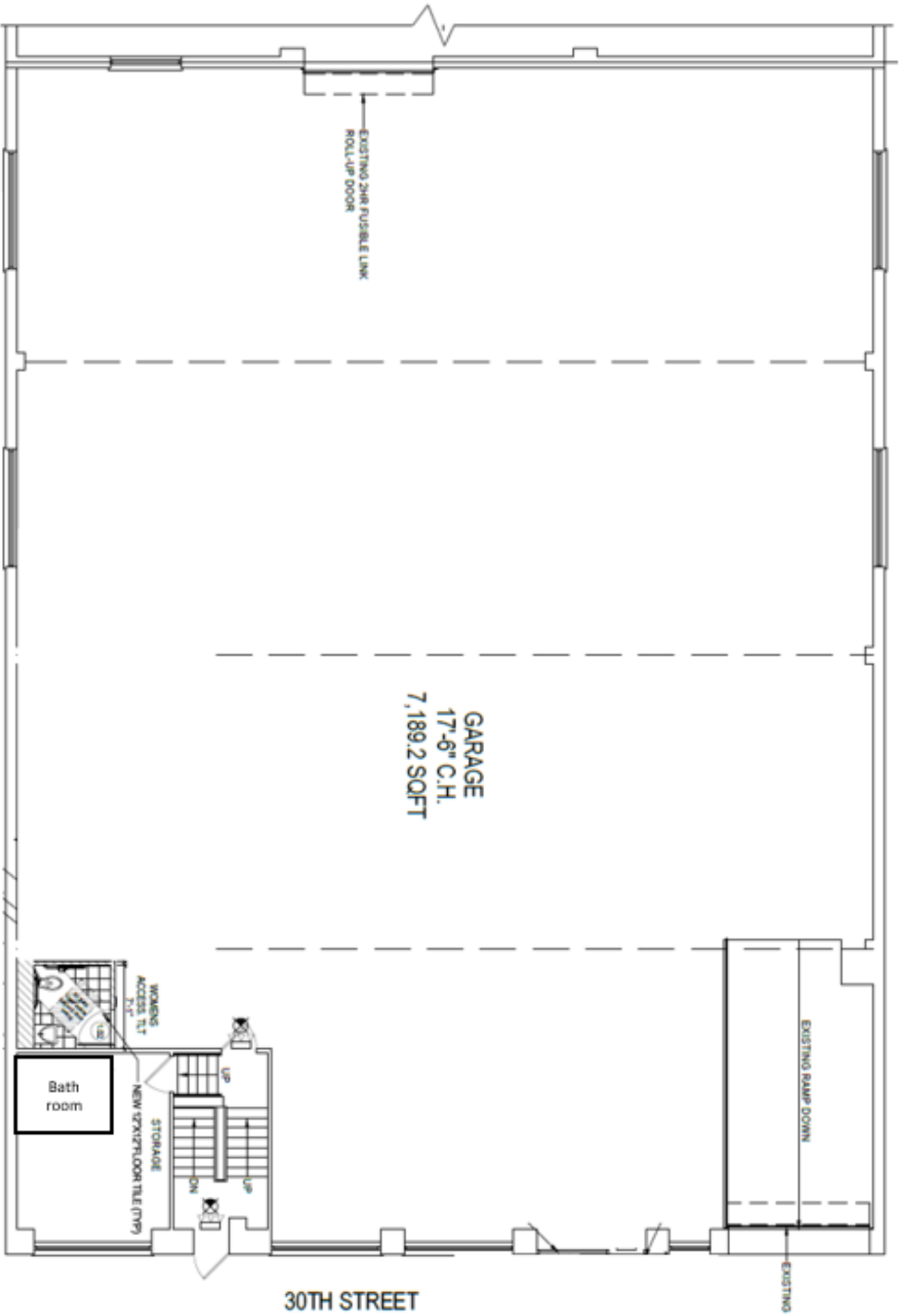
Upper Level



Lower Level

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1 FIRST FLOOR
SCALE 1/8" = 1'-0"



EXISTING 24" FUSIBLE LINK
ROLL-UP DOOR

GARAGE
17'-6" C.H.
7,189.2 SQFT

EXISTING RAMP DOWN

Bath room

WORKING
ACCESS T.I.
7'-0"

STORAGE
NEW STRAIGHT FLOOR TILE (TYP)

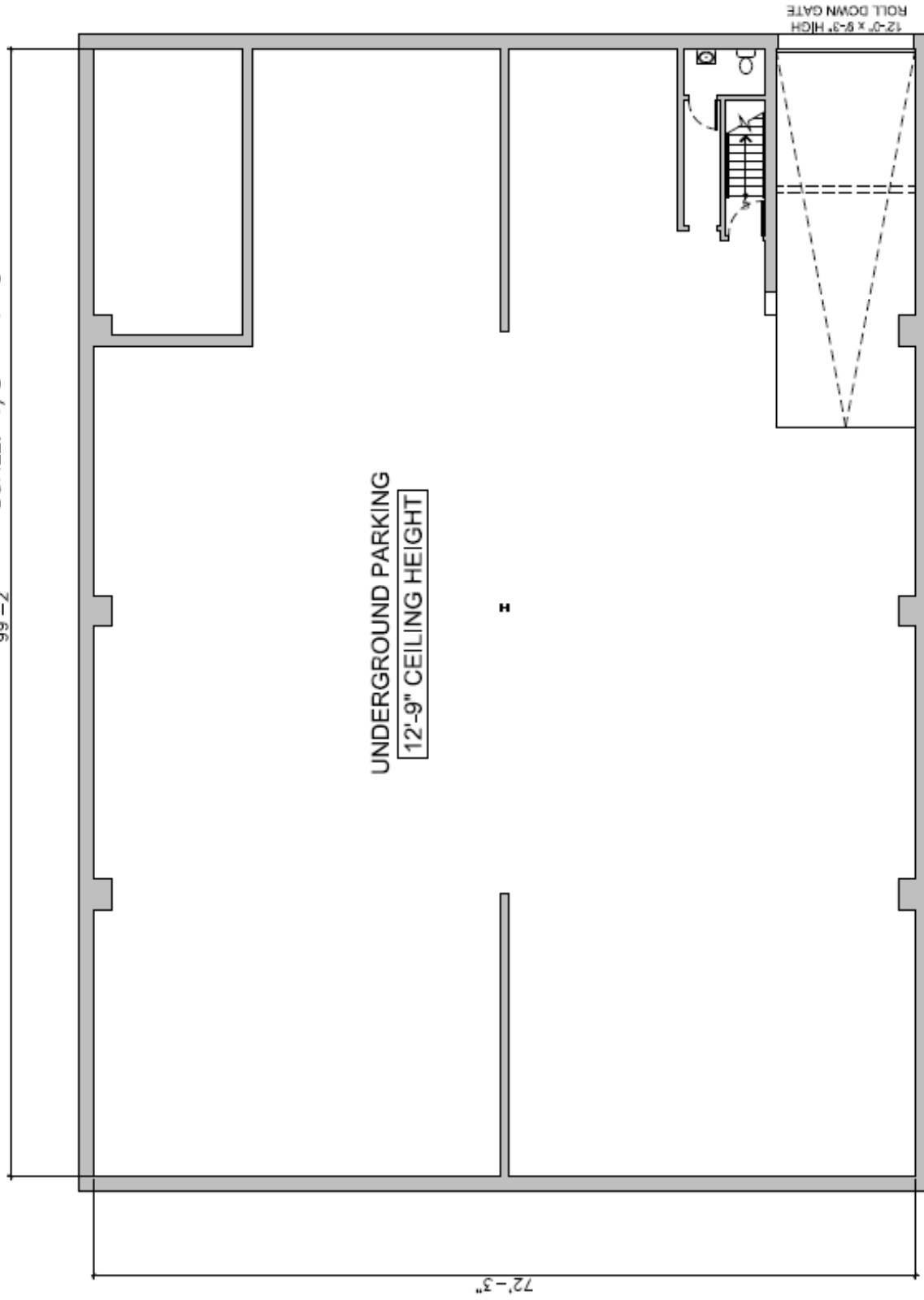
Up

Down

30TH STREET

EXISTING

99'-2" SCALE: 1/8" = 1'-0"



CELLAR FLOOR PLAN

SCALE: 1/8" = 1'-0"

39-18 30TH STREET LONG ISLAND CITY, 11101 FLOOR AREA = 15260 S.F.
PLANS AS OF MARCH 2011