



# LONG ISLAND CITY - 5,750 SQ. FT.

**EXCEPTIONAL LOCATION @ BRIDGE, TUNNEL, SUBWAY & LIRR**

## FEATURES:




- Ultra - Modern Construction
- Fireproof
- 20' Ceiling Height
- Clear Span - No Columns
- 2 Drive-In Doors
- Street-to-Street access
- **Ground Floor:** 4,500 Sq. Ft.
- **2<sup>nd</sup> Floor:** 1,250 Sq. Ft.
- A/C Offices
- ICAP Tax Abatement

**Occupancy Spring 2020**

## NEARBY:

- Long Island Expressway (495)
- Brooklyn-Queens Expressway (287)
- Queens Midtown Tunnel
- 59<sup>th</sup> Street Bridge

### Transportation:

-  Hunters Point
-  Long Island Rail Road (Hunters Point Ave)
-  Q67 - 49<sup>th</sup> Ave / 25<sup>th</sup> St



**LEASE PRICE:**

**\$150,000.00 Per Annum**

**23-57 BORDEN AVENUE, LONG ISLAND CITY, NY**

**BLOCK: 105**

**LOT: 22**

**ZONING: M3-2**

For Information About This Property  
Contact Exclusive Agents:

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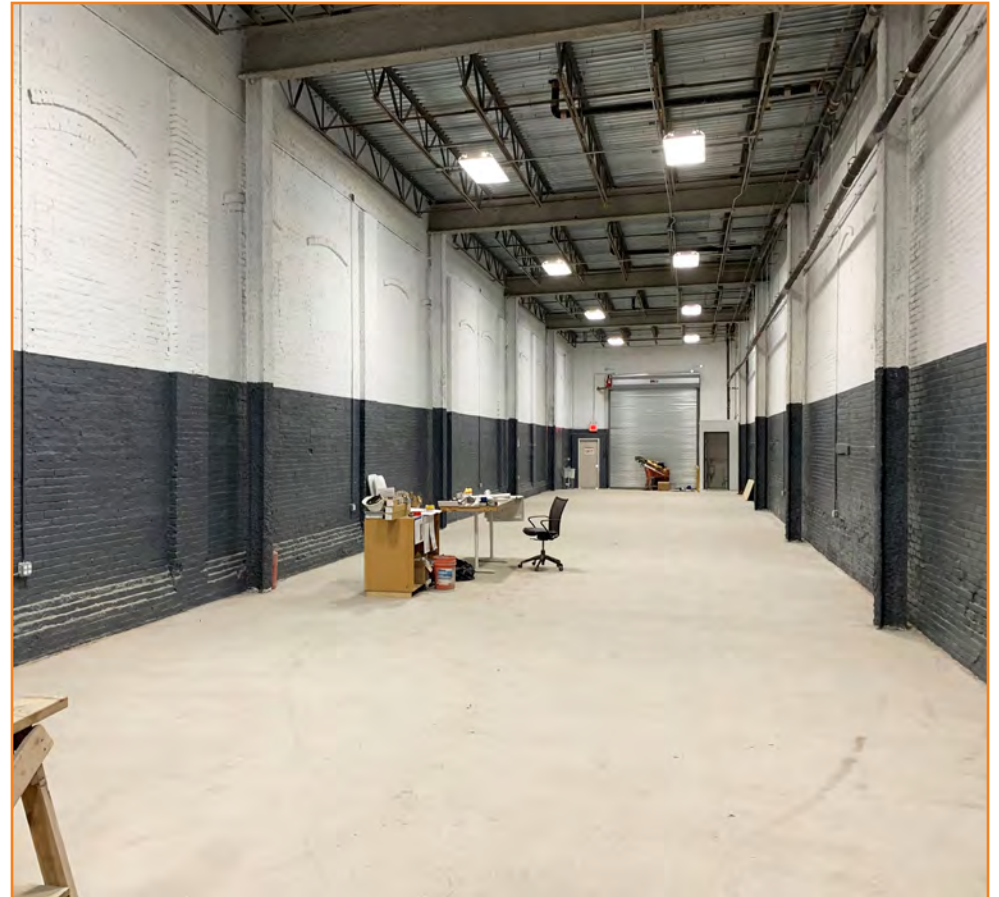
# PINNACLE REALTY

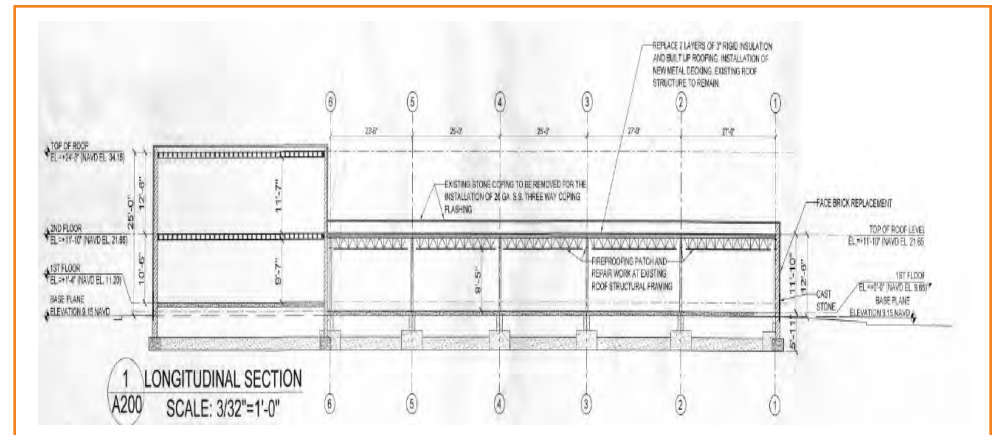
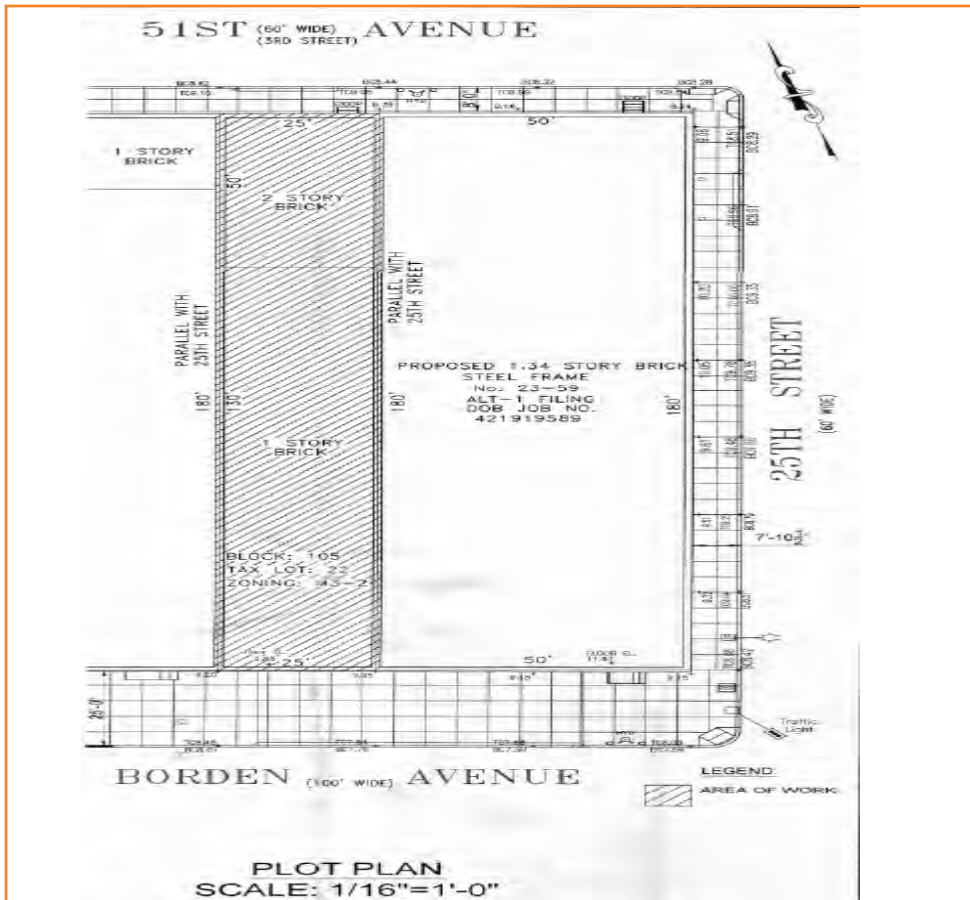
OF NEW YORK, LLC

[www.pinnaclereny.com](http://www.pinnaclereny.com)

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