



**CUSHMAN &
WAKEFIELD**

Ideal Warehouse/Studio Space

**30-02 Borden Avenue
Long Island City, NY**

Existing building is a 2-story warehouse. Each floor is 50,000 SF. Currently 2 separate loading docks each with a 10x13 sized freight elevator to service the 2nd floor.

NEW ADDITIONAL FLOOR CAN BE BUILT "AS OF RIGHT"

Entire 3rd Floor	43,414 RSF	12 Months From Lease Signing
Entire 4th Floor	43,414 RSF	12 Months From Lease Signing
Entire 5th Floor	43,414 RSF	12 Months From Lease Signing
TOTAL	Apprx 130,242 RSF (will divide)	

RENT

Upon Request

COMMENTS

- 18 ft ceiling height (3,4,5, floors)
- Gas heat
- New private lobby with 3 New freight elevators and loading docks to service floors 2-5 (when floors 3-5 are added)
- Close proximity to Long Island Expressway, Midtown Tunnel and Brooklyn Queens Expressway

[CLICK HERE TO VIEW FLOOR PLANS + AREA MAP](#)

[CLICK HERE TO VIEW RENDERINGS](#)

For Information, please contact:

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Joseph P. Meyerson
914 420 2990
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A full 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 the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request).

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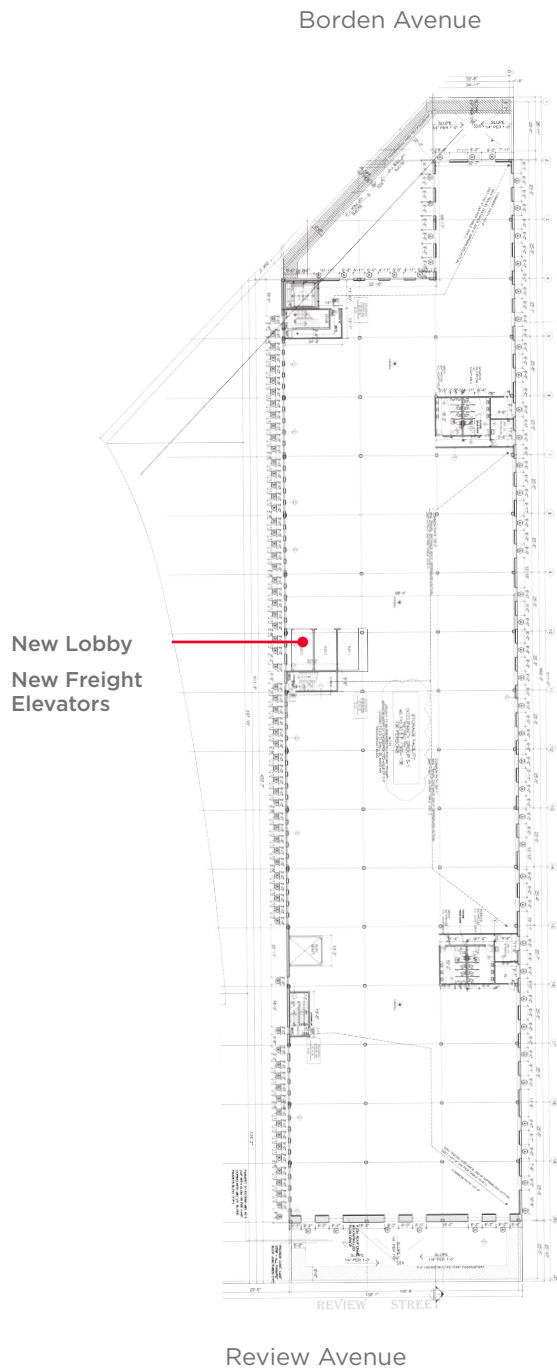


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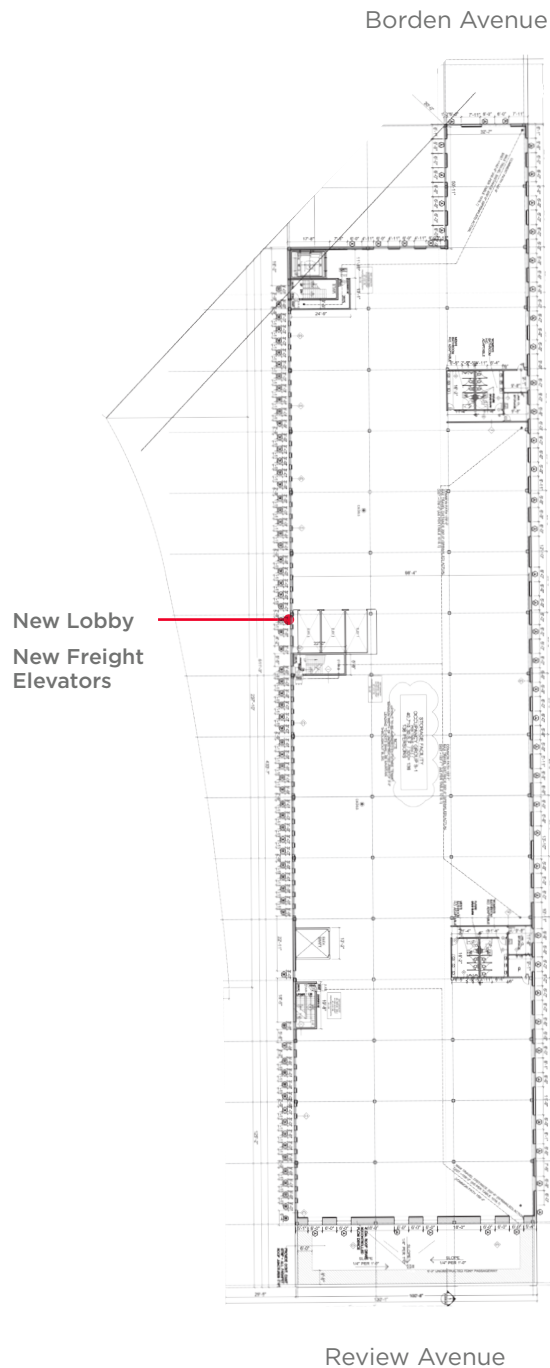
Ideal Warehouse Studio/Space

30-02 Borden Avenue
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3rd Floor



4th Floor



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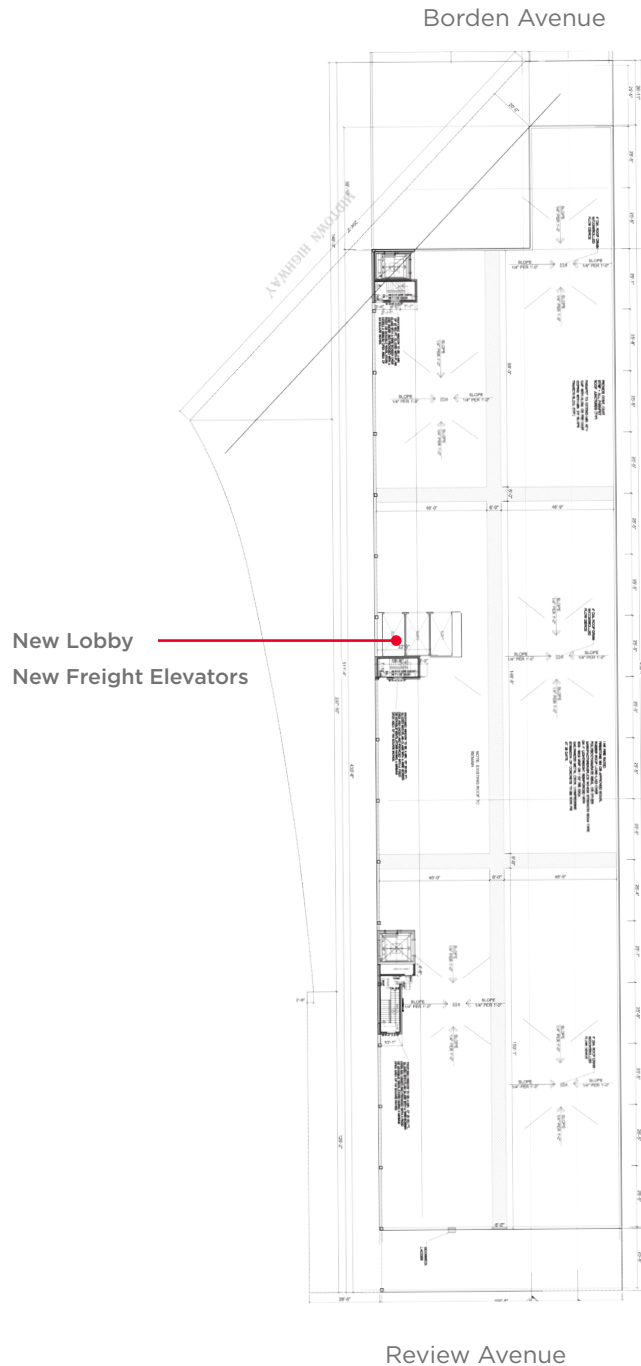


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5th Floor



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