

# COMMERCE LIC

48-49 35<sup>th</sup> STREET • LONG ISLAND CITY • NEW YORK 11101

5,000 Sq. Ft. – 140,000 Sq. Ft. for Lease

## FLEX LOFT SPACE



**MANHATTAN VIEWS**



- Flexible divisions
- Two blocks to #7 subway, minutes to Midtown Tunnel, Queensboro Bridge, LIE & BQE
- On-site parking
- Interior loading docks
- Abundant natural light
- Newly renovated

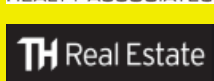
***For Further Information, Please Contact***

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**Kaufman Astoria Studios 35-11 35<sup>th</sup> Avenue, Long Island City, NY 11101 (718) 392-5959 [www.s-z.com](http://www.s-z.com)**

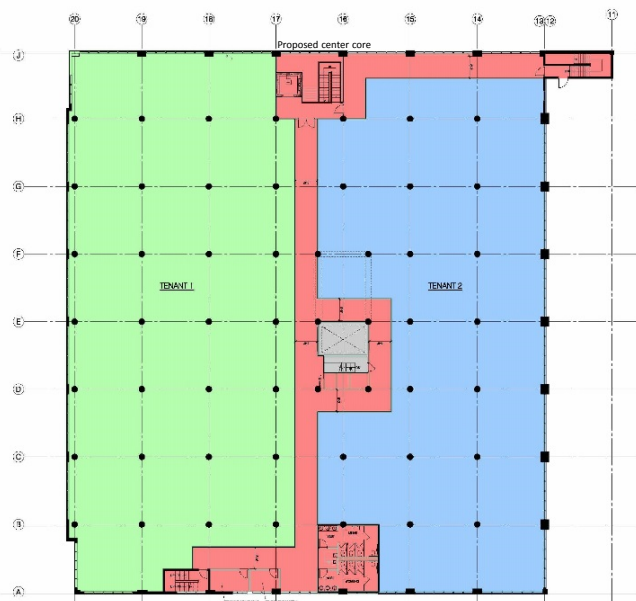
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5,000 Sq. Ft. – 140,000 Sq. Ft. for Lease

**Third Floor • Great Views • Potential for Private Lobby and Rooftop Deck • On-Site Parking • All Divisions Possible • Creative Office Design, Flex Tech, Dist, Mfg & Assembly**



Proposed half floor tenant division



Proposed multi tenant division

**3<sup>rd</sup> Floor Availability:** —————> **5,000 sq. ft. to 40,000 sq. ft.**

**Windows:** —————> **All four sides**

**Ceiling Heights:** —————> **13 feet clear**

**Loading:** —————> **Two loading docks**

**Freight Elevator:** —————> **9' x 15.5' 10,000 lbs**

**Sprinklered:** —————> **Fully**

***For Further Information, Please Contact***

***Exclusive Agent:***



METROPOLITAN REALTY ASSOCIATES



**Sholom & Zuckerbrot Realty LLC**  
*Established 1962*

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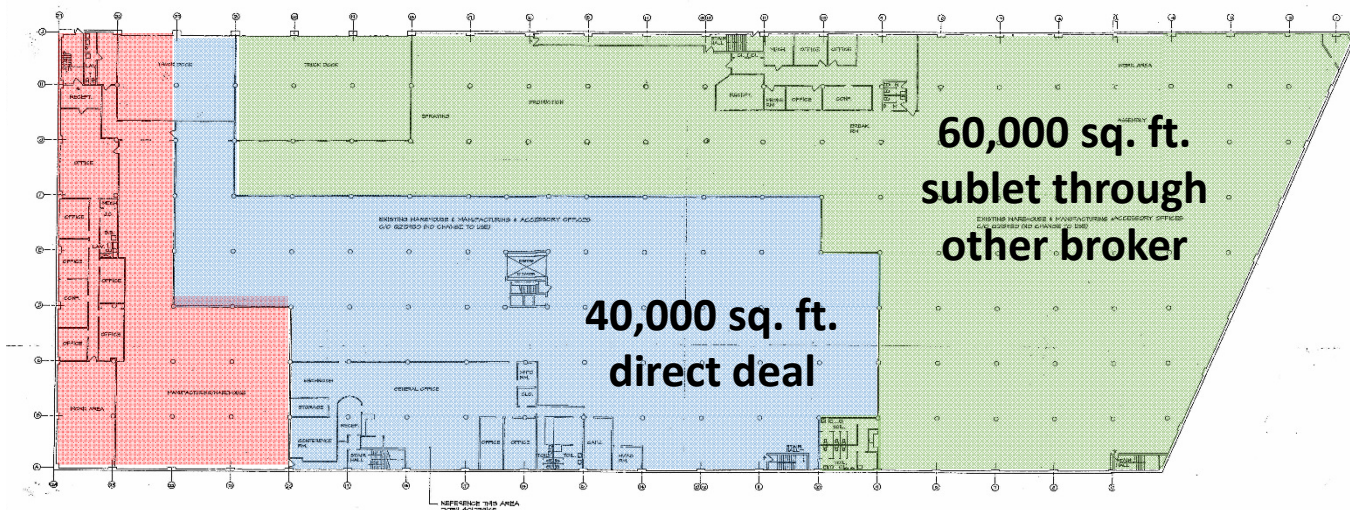
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48-49 35<sup>th</sup> STREET • LONG ISLAND CITY • NEW YORK 11101

5,000 Sq. Ft. – 140,000 Sq. Ft. for Lease

**Upper Ground Floor • Expandable to 100,000 Sq.Ft. • Potential for Private Lobby and Rooftop Deck • On-Site Parking • All Divisions Possible • Creative Office Design, Flex Tech, Dist, Mfg & Assembly**



**2<sup>nd</sup> Floor Availability:** —————> 25,000 . ft. to 100,000 sq. ft.

**Direct Deal:** —————> Ability to make a direct deal with landlord

**Expandable:** —————> To 100,000 Sq.Ft. or 140,000 sq.ft.

**Ceiling Heights:** —————> 13 feet clear

**Loading:** —————> Eight loading docks

**Sprinklered:** —————> Fully

**For Further Information, Please Contact**

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