

10-4045TH AVENUE

LONG ISLAND CITY

20,000 RSF - DIRECT LEASE
(Approx. 8,500 SF Office / 11,500 SF Warehouse)

SPACE NOTES:

- Lease Term is Flexible
- Available Immediately
- Rent: Upon Request
- 12' Ceiling Heights
- Sprinklered
- High speed internet connection
- Tenant-controlled HVAC
- 4 Ground floor loading decks (three at street level)

View from 45th Avenue

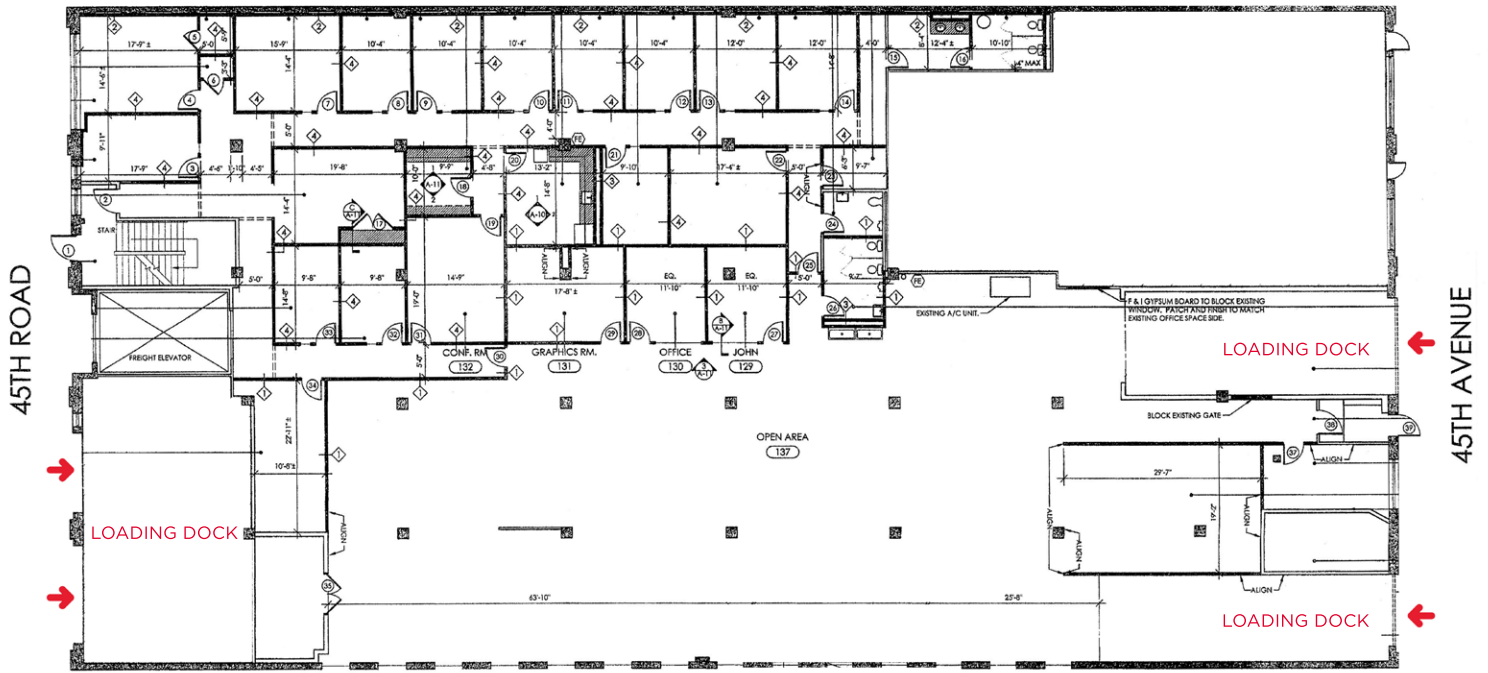


PRIME GROUND FLOOR FLEX SPACE LIC
(Office & Warehouse)

10-40^{45TH} AVENUE

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FLOOR PLAN ENTIRE GROUND FLOOR - 20,000 RSF



View from 45th Road



Murray Park



10-40 45TH AVENUE

PRIME GROUND FLOOR FLEX SPACE LIC



For more information, please contact:

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