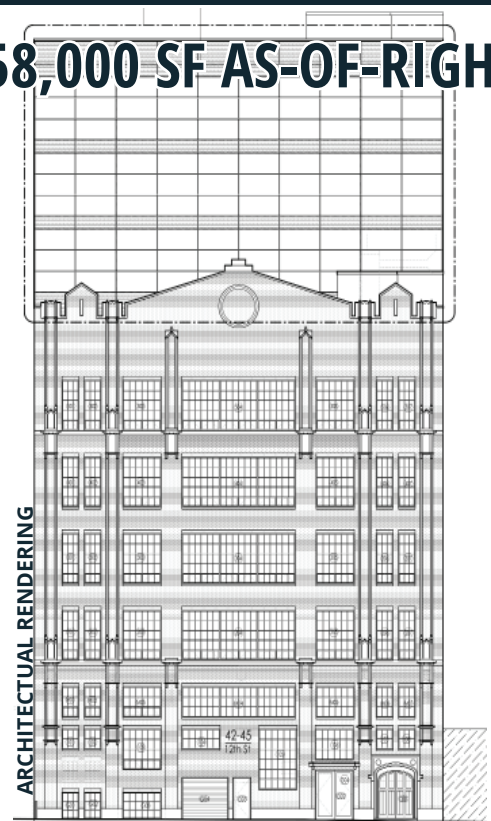


# IMMEDIATE OCCUPANCY - FOR SALE!

42-45 12TH STREET - LONG ISLAND CITY, NY 11101



58,000 SF AS-OF-RIGHT



FULL PLANS COMPLETED

## PROPERTY HIGHLIGHTS:

- INDOOR PARKING INCLUDED!
- AT 59TH STREET BRIDGE - HIGH VISIBILITY
- 5-STORY LOFT BUILDING WITH COMMANDING VISUAL PRESENCE
- **GOOD FOR:** WAREHOUSING, LOFT-STYLE OFFICES, INVESTMENT OPPORTUNITY
- ZONING: M1-4
- DRIVE-IN, LOADING DOCK & FREIGHT/ PASSENGER ELEVATOR

## ACCESSIBILITY

- QUEENSBORO PLAZA
- QUEENSBORO BRIDGE
- MIDTOWN TUNNEL/BROOKLYN QUEENS EXPWY.

**F N W 7** SUBWAY STATIONS NEARBY

**USE NOW -  
DEVELOP LATER!**



**GREINER-MALTZ**

REAL ESTATE

Creating Opportunities Together

WWW.GREINER-MALTZ.COM

**For More Information Contact:**

**BEN FEIG - DIRECTOR**  
(718) 786-5050 x229  
bfeig@greiner-maltz.com

**JOHN MALTZ - CHAIRMAN**  
(718) 786-5050 x207  
jmaltz@greiner-maltz.com