



18,750 SF BUILDING IN THE HEART OF LIC

BEST LIC LOCATION @ COURT SQUARE SUBWAY

(BETWEEN 59TH STREET BRIDGE & MIDTOWN TUNNEL)

FEATURES:

- 18,750 Sq. Ft. Building
- 15,000 Sq. Ft. Ground Floor
- 2 F.A.R. = 30,000 Buildable Sq. Ft. as Of Right
- Oil Heat
- 2 Drive-In Doors
- 3,750 Sq. Ft. 2nd Floor Office
- Gas Heat
- 400 AMPS
- 16' Ceilings
- New Lighting Throughout

2021 OCCUPANCY

NEARBY:

- Silvercup Studios
- Main Post Office LIC
- Queensboro Bridge
- Midtown Tunnel
- Jackson Avenue

Transportation:

- E M 7** Court Sq.-23rd St Station
- G** 21 Street-Van Alst Station
- 7 N W** Queens Plaza Station



SALE PRICE:

\$11,250,000.00

21-21 44TH ROAD, LONG ISLAND CITY, NY

BLOCK: 439

LOT: 8

ZONING: M1-4

For Information About This Property
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