

47-16 Austell Place  
Long Island City, New York

*10,500 Sq. Ft. – 2<sup>nd</sup> Floor*



*Asking: \$22.00 Per Square Foot*

**Features:**

- ❖ Fireproof construction
- ❖ 13' ceiling height
- ❖ 20' x 20' column spacing
- ❖ 2 loading dock positions
- ❖ Wet sprinkler
- ❖ Gas heat
- ❖ 200 amps of power
- ❖ Passenger & freight elevators
- ❖ Partial air-conditioned
- ❖ Abundant natural light
- ❖ Renovated lobby
- ❖ Block 98 lot 42
- ❖ Zone M1-4
- ❖ Near #7 subway line
- ❖ Close to LIE & Midtown Tunnel, 59<sup>th</sup> Street Bridge

*For Further Information, Call Exclusive Agent:*

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 **Sholom &  
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Established 1962