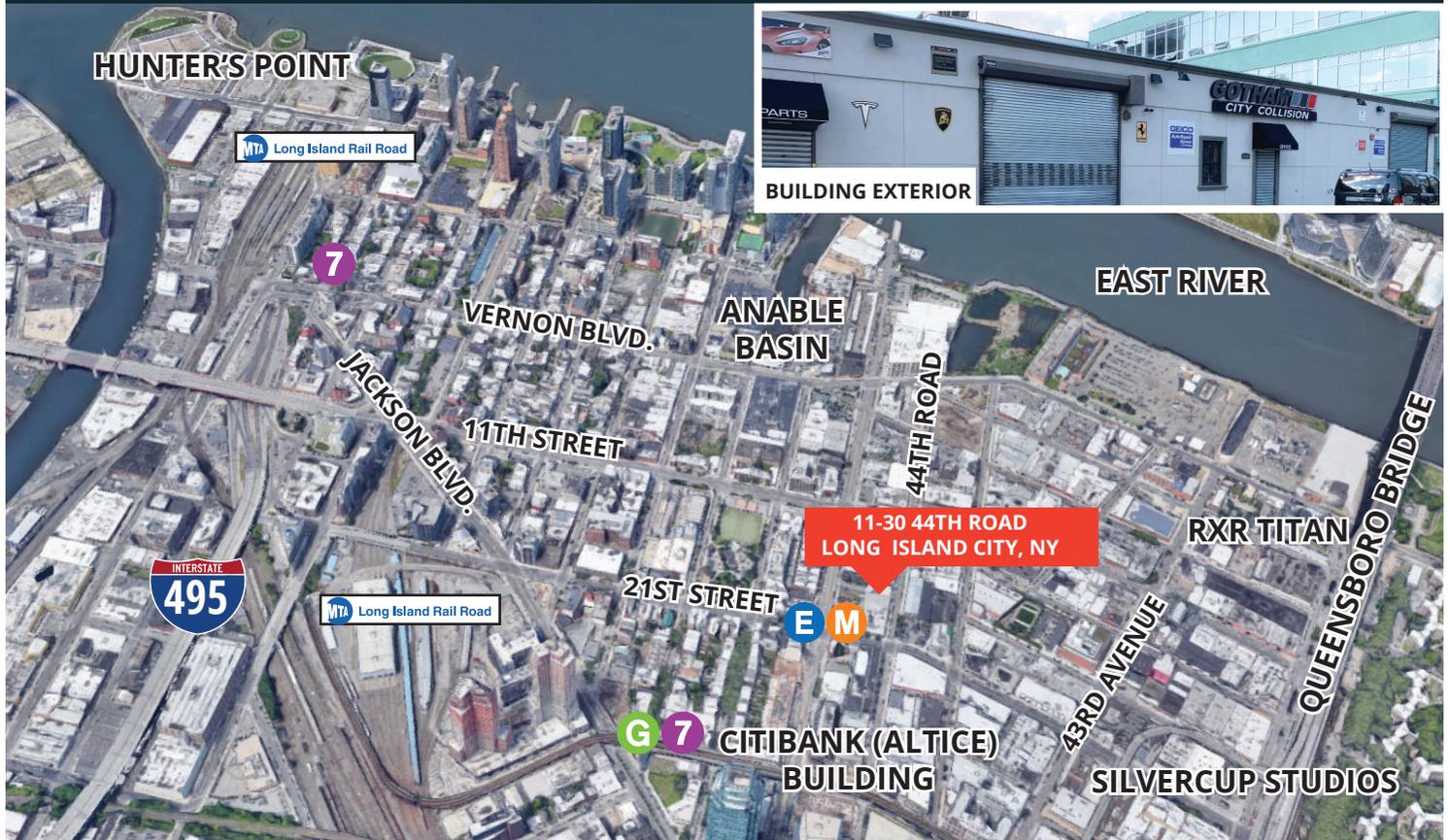


EXCLUSIVE

# FOR SALE: 10,000 SF WAREHOUSE IN THE HEART OF LIC!

11-30 44TH ROAD, LONG ISLAND CITY, NY 11101



## PROPERTY INFORMATION

Block & Lot:	447 / 35
Plot SF:	10,000 SF
Building Size:	100 ft x 100 ft
Building SF:	10,000 SF
Zoning	M1-4
FAR as Built	1.00
MAX FAR	2.00 Commercial
	6.50 Community Facility
RE TAXES	\$28,873

## PROPERTY DESCRIPTION

Single story, 10,000 square foot Industrial building in pristine condition. It is currently a state-of-the-art collision repair center located steps from Anable Basin in the most desirable part of Long Island City.

## FEATURES

- Floor Drains
- Wet Sprinkler System
- 400 Amps
- 2 Drive-In Doors
- Natural, 5,000 SF Divisions
- 14 Foot Ceilings
- Gas Heat
- 400 SF Office
- 1,000 SF HVAC Office

## ACCESS

Walking distance to the **E M G 7**, LIRR and multiple bus lines. Minutes to the Queens Midtown Tunnel, Queensboro Bridge, Pulaski Bridge, I-495 / Long Island Expy, and more

## CONTACT EXCLUSIVE AGENT

**MATTHEW McMULLEN**  
DIRECTOR  
(718) 786-5050 X246  
mmcmullen@greiner-maltz.com

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