

**EXCLUSIVE**

**DEVELOPMENT SITE FOR SALE IN LONG ISLAND CITY!**

# 35-01 QUEENS BOULEVARD

LONG ISLAND CITY, NY 11101



Aerial View

Combine for  
Additional  
4,000 SF!

35th Street

Queens Blvd.

7

## PROPERTY OVERVIEW:

- **ADDRESS:** 35-01 QUEENS BLVD.
- **BLOCK/LOT:** 00222-0009
- **LOT SIZE:** 100'X100'
- **BUILDING SIZE:** 14,455 SF
- **ZONING** M1-4
- **FAR:** 6.5 (FACILITY)  
2.0 (COMMERCIAL)

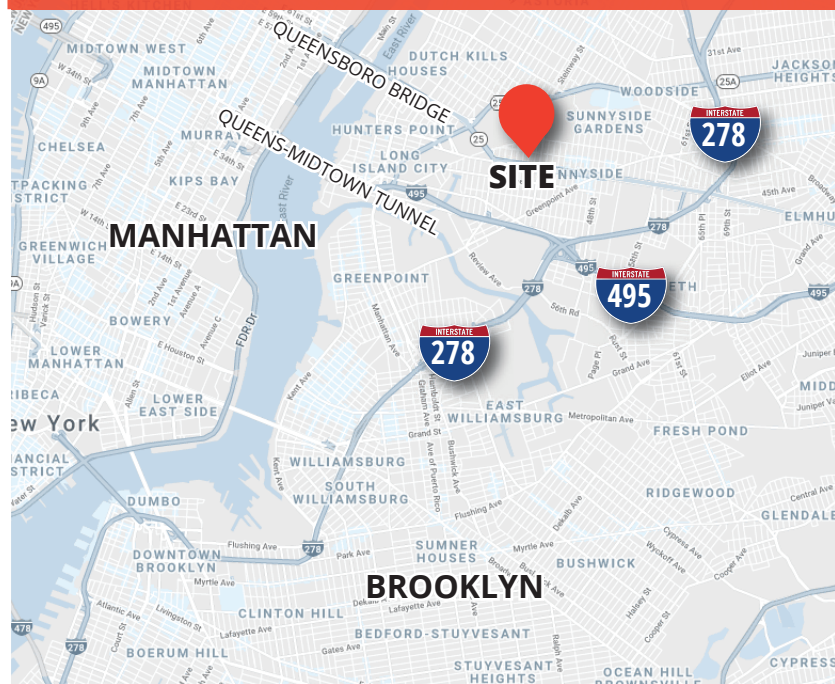
## FEATURES:

- MINUTES TO MANHATTAN
- HIGH VISIBILITY ON QUEENS BLVD.
- HEAVY DAYTIME TRAFFIC
- USE NOW DEVELOP LATER!
- **COMBINE W/ ADJACENT PROPERTY FOR 100' X 140' / 14,000 SF FOOTPRINT!**

## ACCESS:

- WALKING DISTANCE TO 7
- MINUTES TO  

**DIRECTLY OFF OF QUEENS BOULEVARD  
MINUTES TO QUEENSBORO BRIDGE!**



## EXCLUSIVE AGENTS

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