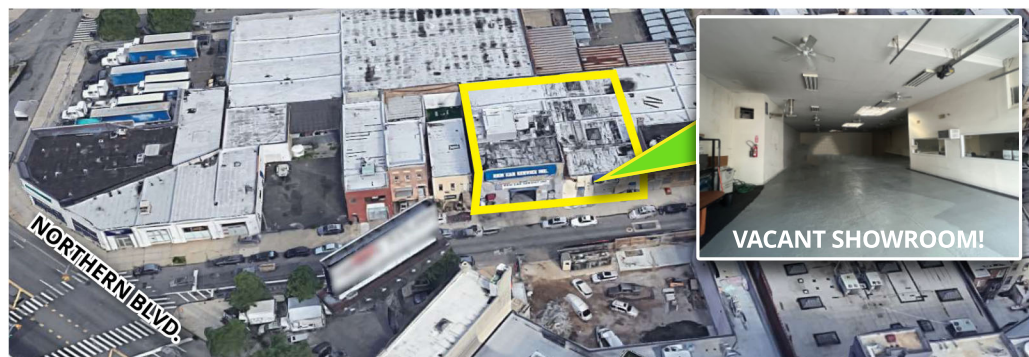


# 12,500 SF COMMERCIAL / INDUSTRIAL WAREHOUSE WITH INCOME!

## HALF BLOCK TO NORTHERN BLVD. & 3 BLOCKS TO **M** **R** SUBWAY

### FEATURES

- 10,000 SF PLOT (100' X 100')
- 10,000 SF GROUND FLOOR
  - **5,000 SF CURRENTLY VACANT**
- 2,500 SF 2ND FLOOR T.V STUDIO
  - **DELIVERED OCCUPIED WITH INCOME**
- 15' CEILINGS, SLAB ON GRADE
- TWO DRIVE-IN DOORS
- ZONED M1-1
- REAL ESTATE TAXES \$51,270.00
- **LOCATED IN QUALIFIED OPPORTUNITY ZONE**



**36-48 38TH STREET LONG ISLAND CITY, NY 11101**

**BE IN THE HEART OF THE NORTHERN BLVD.  
COMMERCIAL HUB!  
OCCUPY OR RENT OUT - YOUR CHOICE!**

**EXCLUSIVE AGENT:**

**KYLE MALTZ**

(718) 786-5050 x218

k maltz@greiner-maltz.com

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**GREINER-MALTZ**  
REAL ESTATE