



**FOR LEASE**

**9,200 SF WAREHOUSE/PARKING GARAGE AND SECOND FLOOR OFFICE**

**ADDRESS:** 39-15 29<sup>TH</sup> Street  
Long Island City, New York

**DESCRIPTION:** 7,500 SF On-Grade Warehouse/Garage  
1,700 SF Second Floor Office

**LOCATION:** 3 Blocks to Queensboro Plaza  
2 Blocks to Newly Renovated 39<sup>th</sup> Avenue Subway Stop (N or Q Lines)

**FEATURES:** Second Floor Air-Conditioned Offices  
12'9" Ceiling Heights (warehouse)  
Two New Bathrooms Recently Added in Warehouse  
(Four Total Bathrooms including Two in Upstairs Office)  
New LED Ceiling Lighting  
Drive in Entrances on 29<sup>th</sup>  
400 amps

**ZONING:** M1-2/R5D

**POSSESSION:** Upon Lease Signing

**LEASE TERM:** 5 years (consideration of longer term with demo clause)

**BASE RENT:** \$230,100 Per Annum/\$19,175 Per month

**CONTACT:** WERWAISS & CO., INC. (Exclusive Agent)  
22-15 43rd Avenue – Suite 300  
Long Island City, NY 11101  
(212) 983-0044  
werwaiss.com  
gwerwaiss@werwaiss.com

All information furnished regarding property for sale, rental or financing is from sourced deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. BROKERS PROTECTED BY AGREEMENT ON FILE. 1/8/21

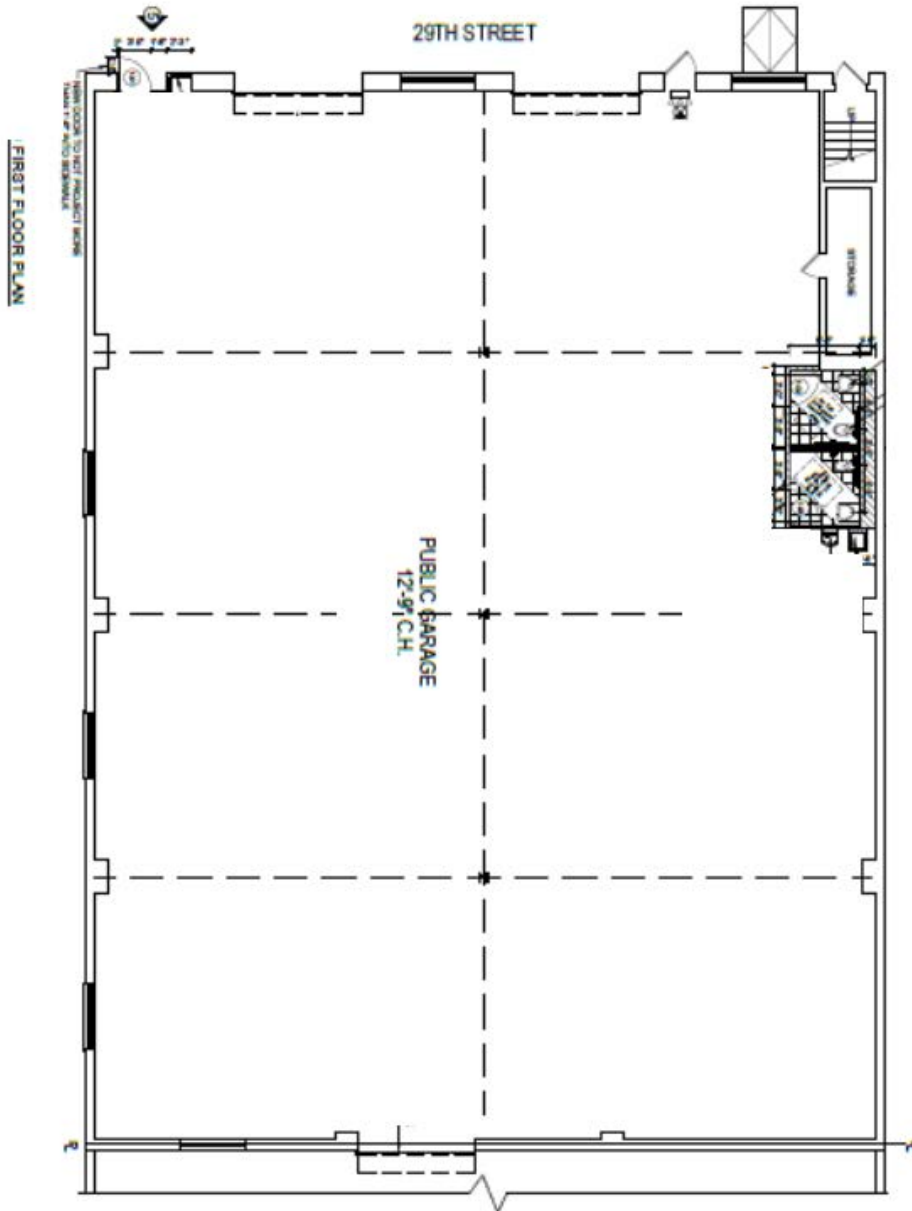
# WERWAISS PROPERTIES



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## Ground Floor



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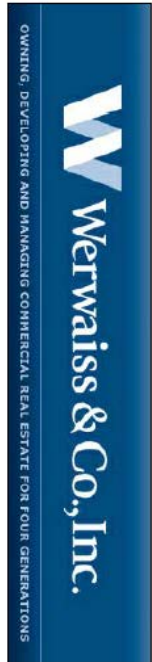
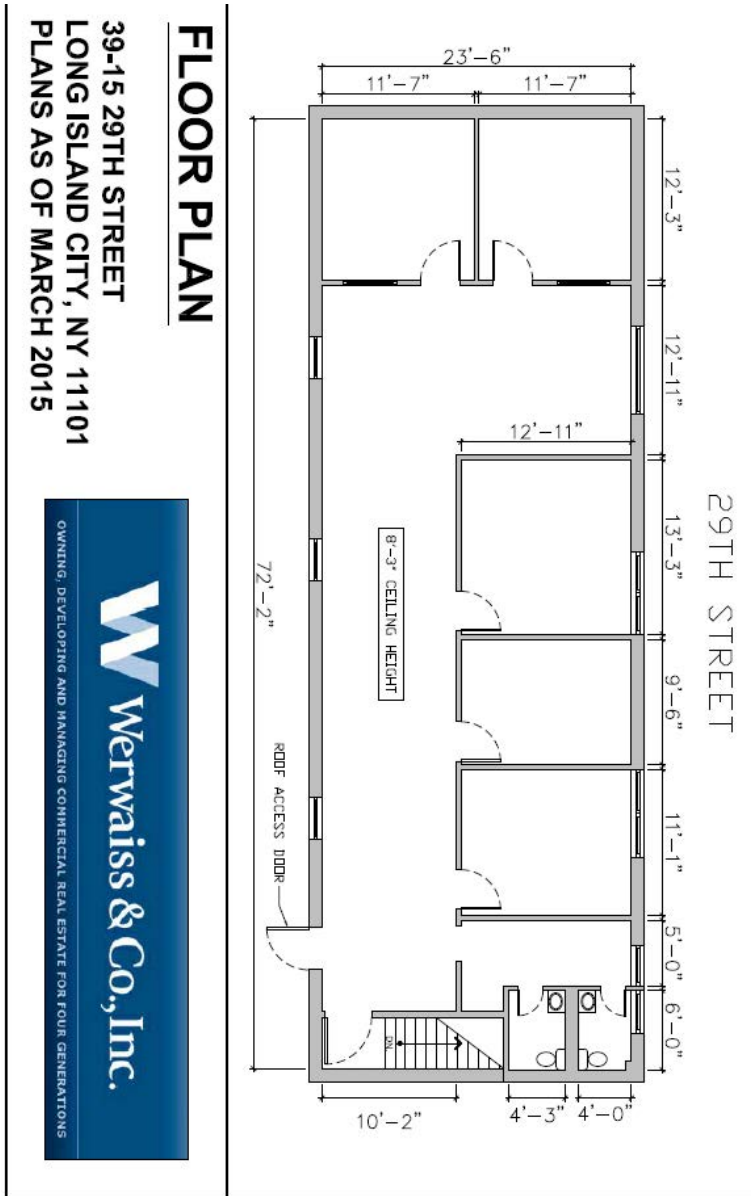
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# WERWAISS

PROPERTIES

## Second Floor Office



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