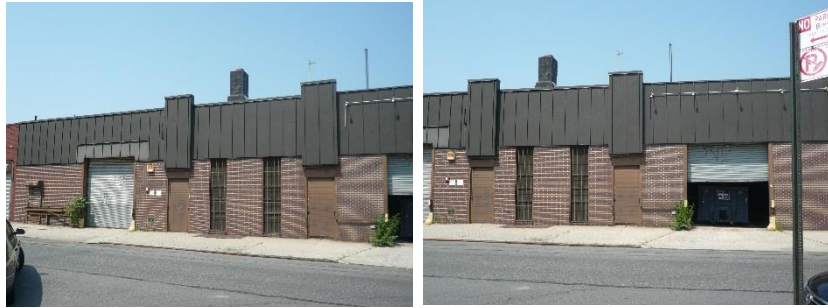


# WERWAISS PROPERTIES



## FOR LEASE 10,000 S.F. ONE-STORY WAREHOUSE WITH OFFICES

**ADDRESS:** 45-30 38<sup>th</sup> Street  
Long Island City, NY

**FEATURES:** One-Story Warehouse  
Office Space  
2 Drive-In Overhead Doors  
16' Ceiling  
Floor Drains  
Sprinklered/Sprinkler Alarm  
Gas Heat  
2000 Amps

**SUBWAY LOCATION – 3 blocks from 40<sup>th</sup> Street/Queens  
Boulevard Station/ 7 Line**

**ZONING:** M1-4

**POSSESSION:** March 2022

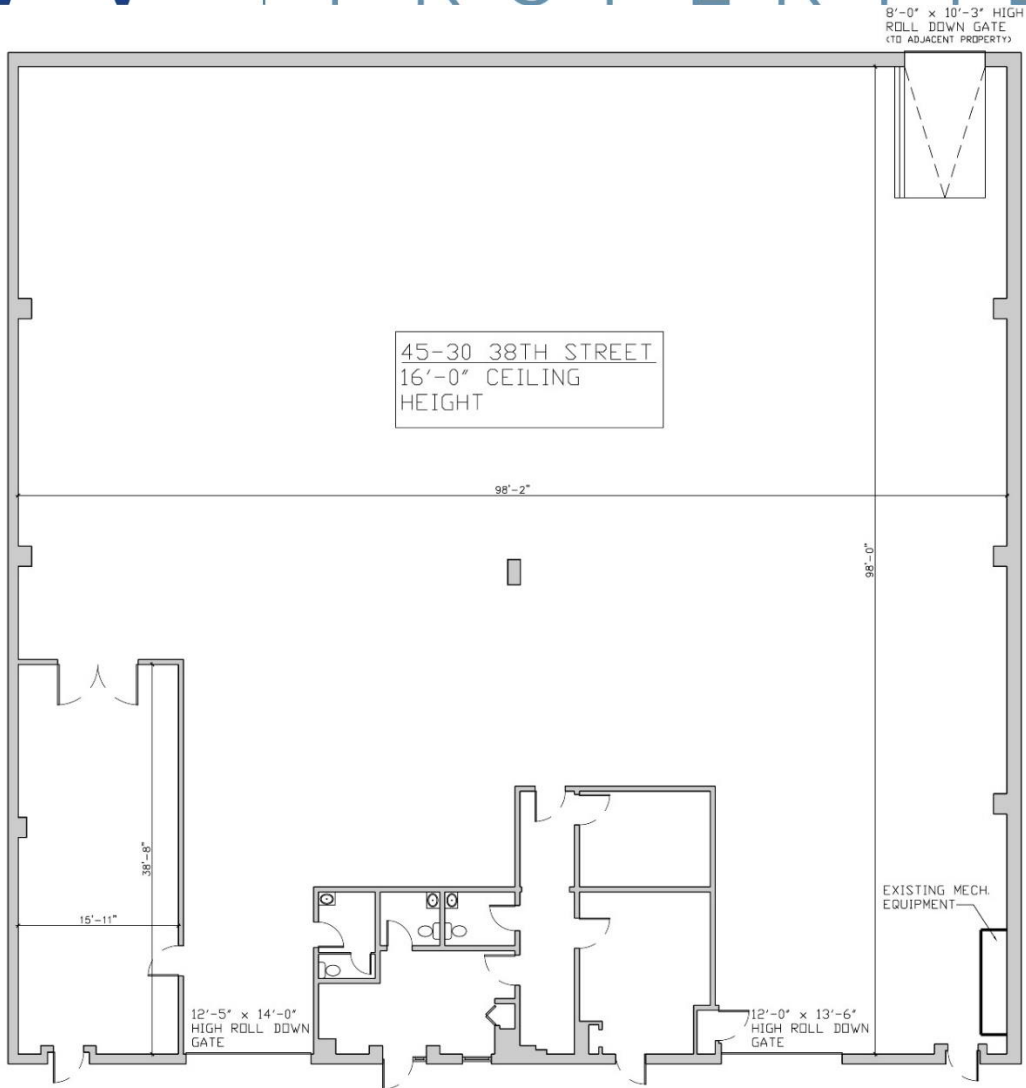
**RENT:** \$260,000 per annum/\$21,665 per month

**CONTACT:** WERWAISS & CO., INC. (Exclusive Agent)  
22-15 43<sup>rd</sup> Avenue – Suite 300  
Long Island City, NY 11101  
(212) 983-0044  
[gwerwaiss@werwaiss.com](mailto: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. 10/6/21

# WERWAISS

## PROPERTIES



### FLOOR PLAN

SCALE: 3/32" = 1'-0"

45- 30 38TH STREET  
LONG ISLAND CITY 11101  
PLANS AS OF AUGUST 2011

\*\* office configuration differs slightly from plan

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