



**FOR LEASE**  
**15,000 SF WAREHOUSE/PARKING GARAGE WITH OFFICE**

**ADDRESS:** 39-20 30<sup>th</sup> Street  
Long Island City, New York

**DESCRIPTION:** 39-20 30<sup>th</sup> Street – 15,000 sf two-level Warehouse/Garage with Office  
\*\*currently combined with additional 7,500 sf at 39-15 29<sup>th</sup> Street

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

**FEATURES:** 12' (lower level) & 17' (upper level) Ceiling Heights (see floor plan)  
400 amps  
Small Office Space  
Three (3) New Bathrooms  
Newly Painted Interior  
New LED Ceiling Lighting  
Drive in Entrances from 30<sup>th</sup> Streets (up ramp and down ramp)

**ZONING:** M1-3/R7X

**POSSESSION:** Upon Lease Signing

**LEASE TERM:** Negotiable Lease Term

**BASE RENT:** \$300,000 Per Annum

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



**Upper Level**

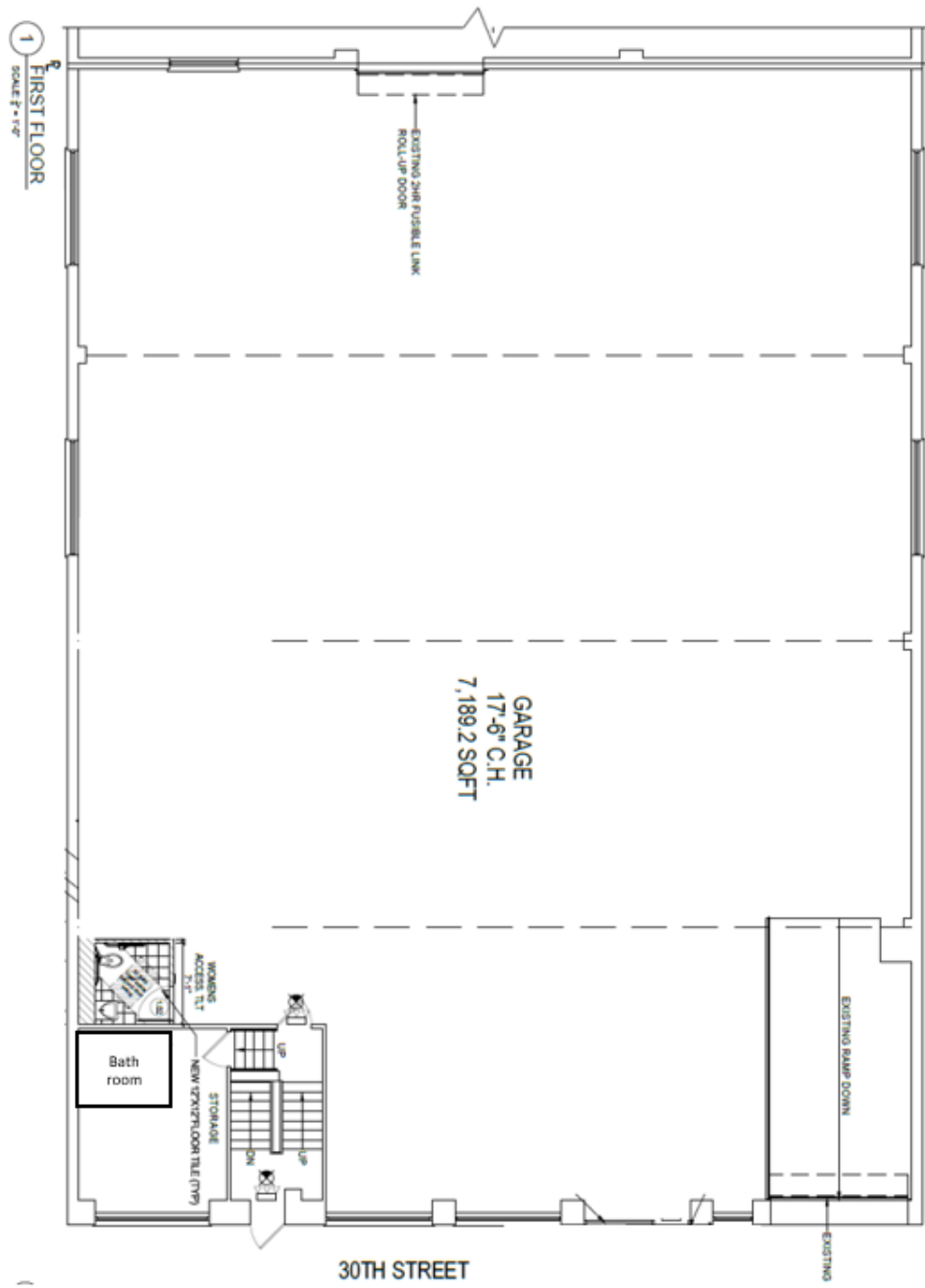


## Lower Level



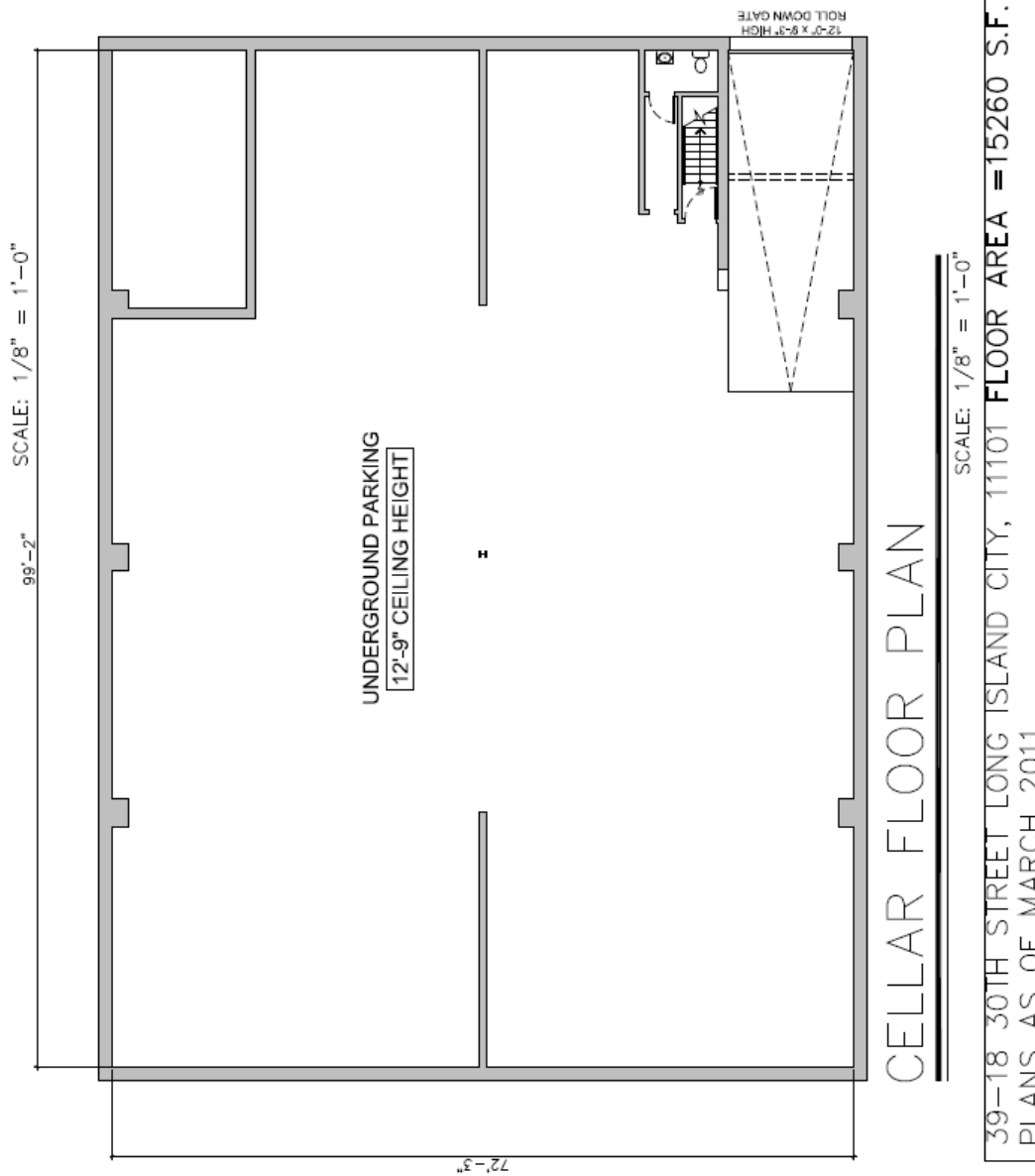
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