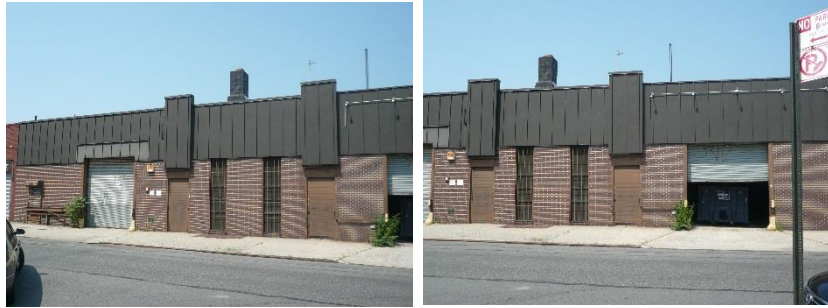


WERWAISS PROPERTIES



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

ADDRESS:

**45-30 38th 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 40th Street/Queens
Boulevard Station/ 7 Line**

ZONING:

M1-4

POSSESSION:

JUNE 2022

RENT:

\$260,000 per annum/\$21,665 per month

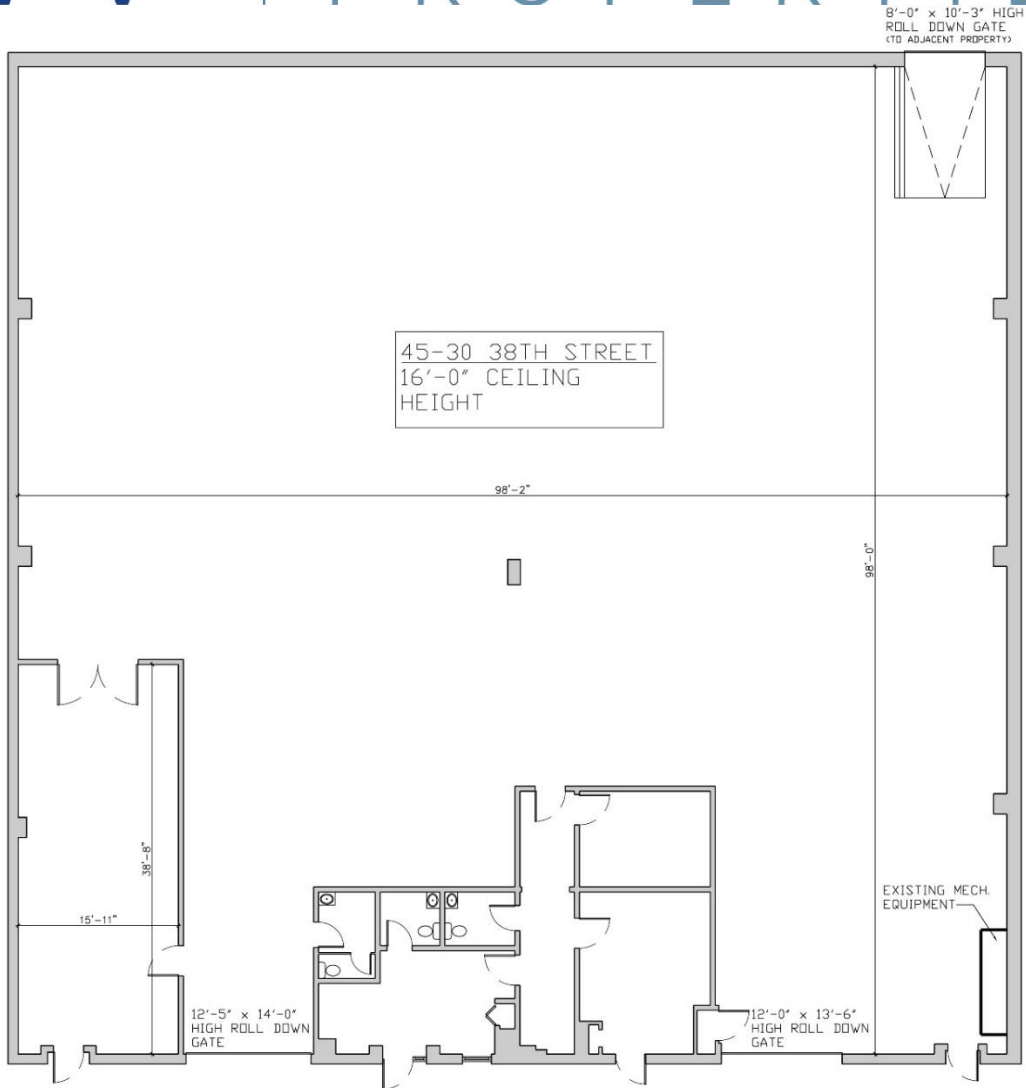
CONTACT:

**WERWAISS & CO., INC. (Exclusive Agent)
22-15 43rd Avenue – Suite 300
Long Island City, NY 11101
(212) 983-0044
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. 3/9/22

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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