



**FOR LEASE**  
**4,500 SF OF WAREHOUSE**  
**GREAT SIGNAGE OPPORTUNITY**

**ADDRESS:** **34-12 Borden Avenue**  
**Long Island City, New York**

**LOCATION:** 1 Block to LIE/OFF Van Dam Street

**FEATURES:** One Story  
No Columns  
15' Ceilings  
Overhead Door Drive-In Warehouse  
Gas Heat

**ZONING:** M1-1

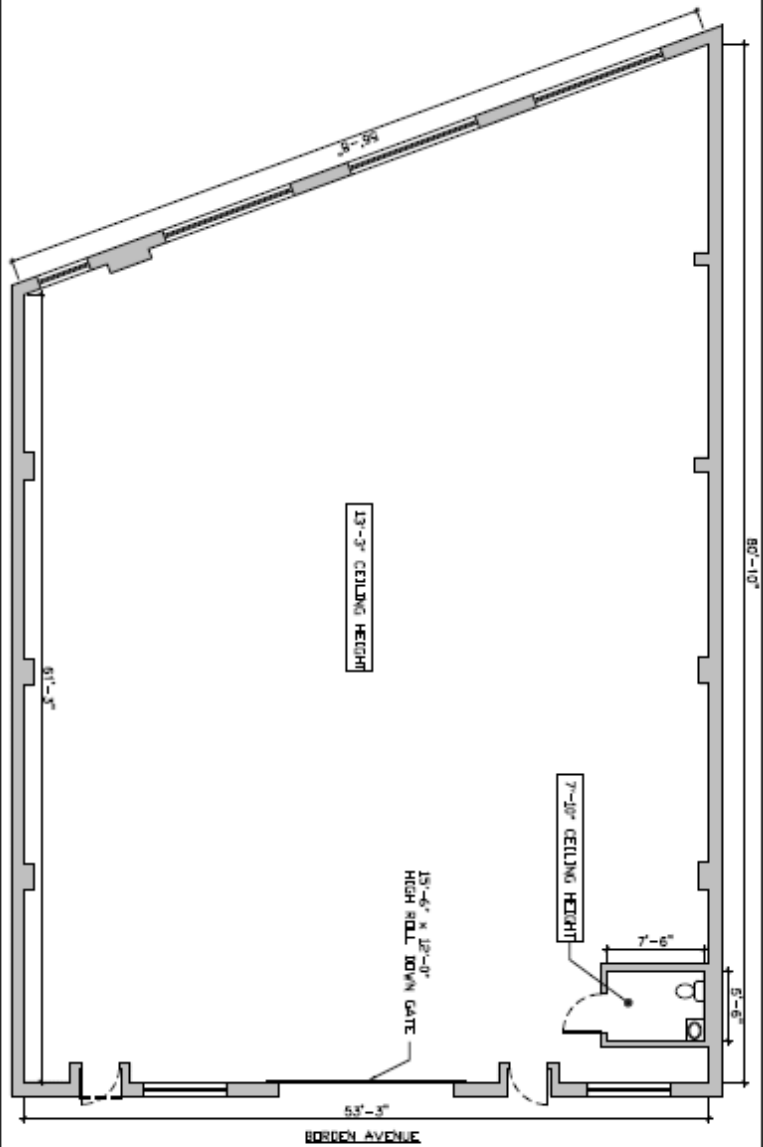
**POSSESSION:** July 2022

**RENT:** \$9,000 per month; \$108,000 per annum

**CONTACT:** **WERWAISS & CO., INC.**  
**22-15 43<sup>rd</sup> Avenue**  
**Suite 300**  
**Long Island City, NY 11101**  
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All information furnished regarding property for sale, rental or financing is from sources 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.

4/21/22



## FLOOR PLAN

34-12 BORDEN AVENUE  
QUEENS, NY 11101  
PLANS AS OF JUNE 2016.

**W** **Werwaiss & Co., Inc.**

OWNING, DEVELOPING AND MANAGING COMMERCIAL REAL ESTATE FOR FOUR GENERATIONS

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