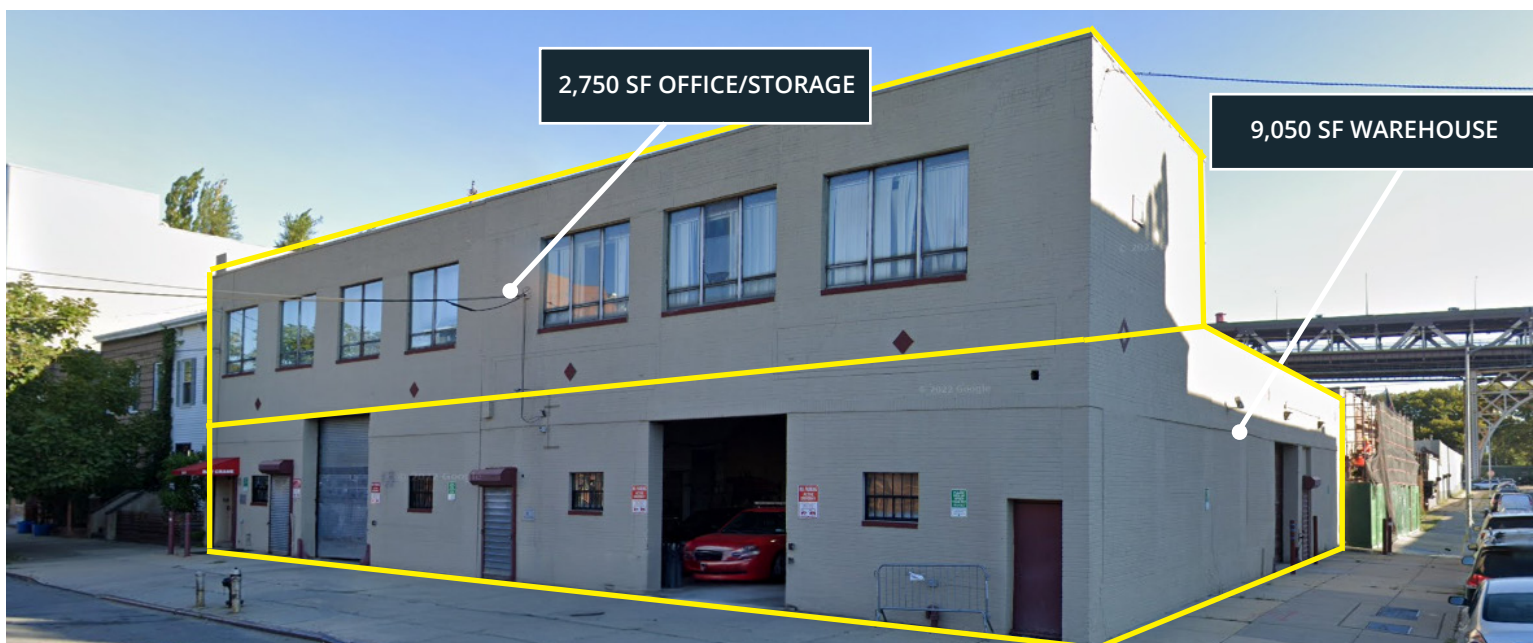


FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101



PROPERTY OVERVIEW - 11,800 SF AVAILABLE

- 9,050 SF GROUND FLOOR WAREHOUSE OR COVERED PARKING
- ↳ (2) CONNECTED CLEAR-SPAN SPACES WITH 15'FT CEILINGS
- 2,750 SF SECOND FLOOR OFFICES AND / OR ADDITIONAL STORAGE SPACE

FEATURES

- CORNER PROPERTY WITH HIGH VISIBILITY
- DOUBLE WIDE STREET
- 3 DRIVE-IN DOORS (15'FT. HIGH)
- ZONED M1-4
- 3-PHASE POWER - GAS & OIL HEAT SERVICE
- HVAC OFFICES & PARTIALLY HEATED WAREHOUSE SPACE
- ACCESS TO L.I.E, VAN WYCK EXPY, NORTHERN BLVD.
- Q65 + Q20 BUSES TO **7 N W R E G M F** TRAINS
- SHORT OR LONG-TERM LEASE CONSIDERED

➔ JOIN THE CITY OF YES!

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREAT SPACE FOR:

- DISTRIBUTION
- STORAGE
- FLEET PARKING
- INSTITUTIONAL CENTER
- SHOWROOM
- TV / FILM
- FOOD / BEVERAGE
- GALLERY
- RETAIL

**THE PERFECT COMBO!
AVAILABLE Q1 2026 FOR LEASE**

GREINER-MALTZ
REAL ESTATE



WERWAISS
PROPERTIES

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

CONTACT EXCLUSIVE AGENTS

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

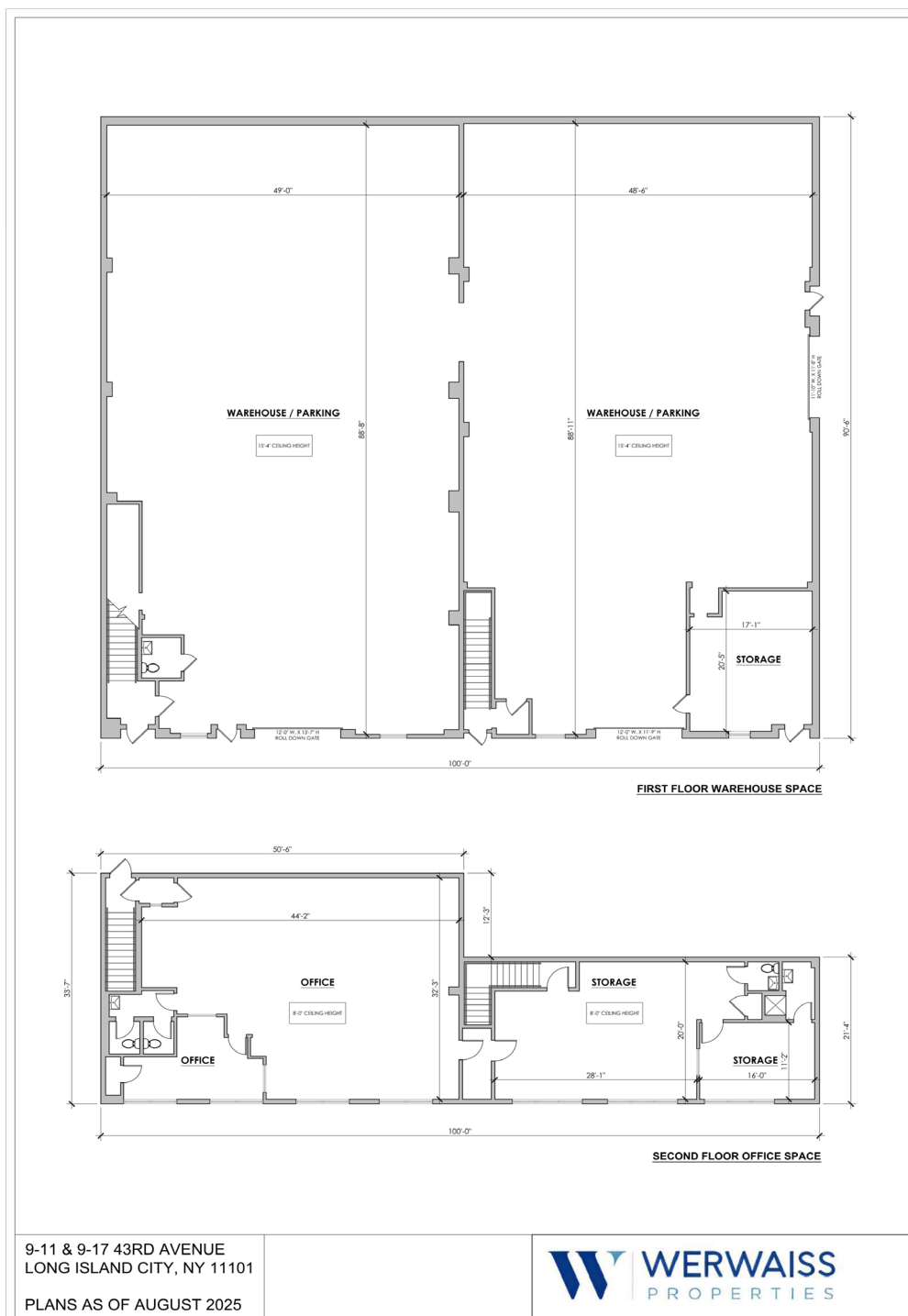
KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218

FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREINER-MALTZ
REAL ESTATE

WERWAISS
PROPERTIES

CONTACT EXCLUSIVE AGENTS

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

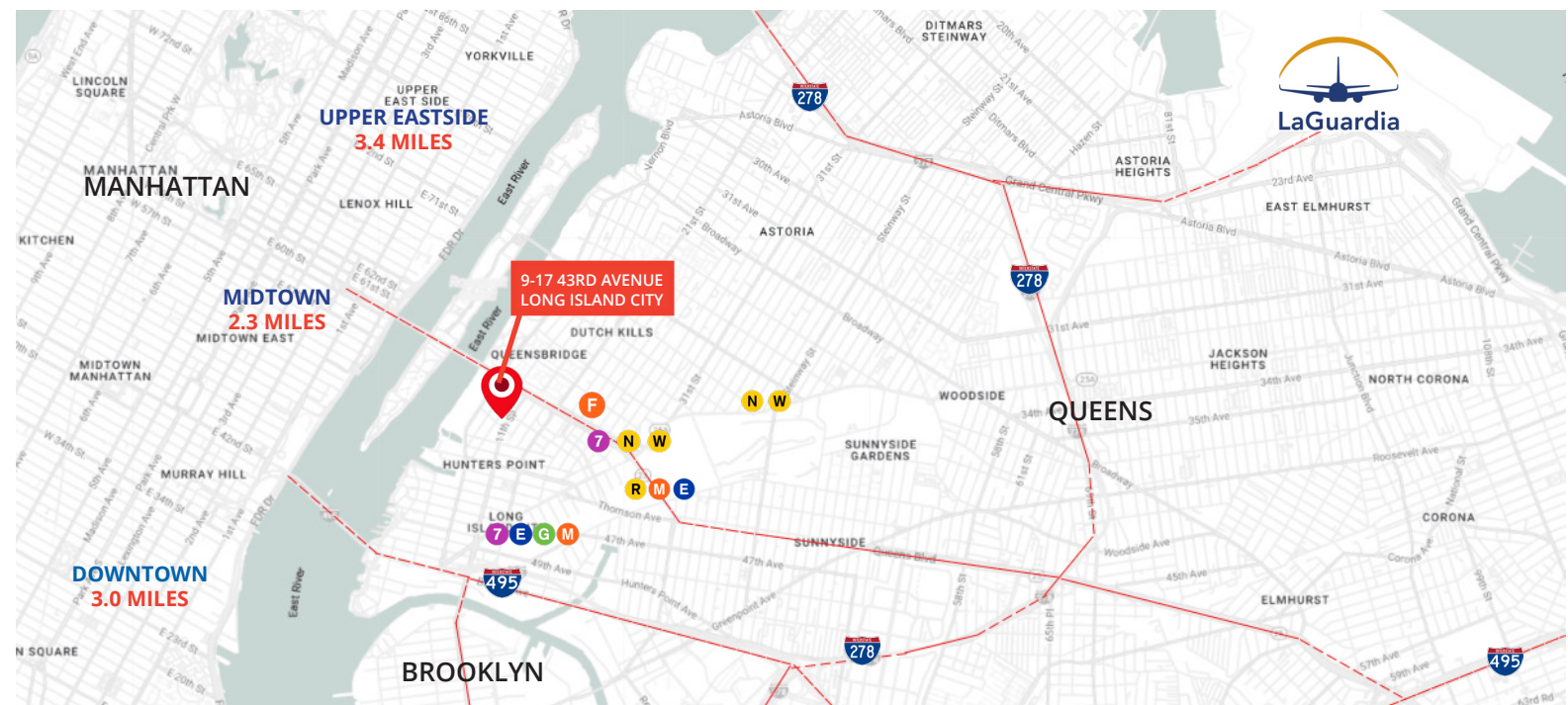
KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218

FOR LEASE

GREAT LIC LOCATION - 9,050 SF WAREHOUSE + 2,750 SECOND FLOOR OFFICE

9-11/17 43RD AVENUE

LONG ISLAND CITY, NY 11101



Any information set forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

GREINER-MALTZ
REAL ESTATE



WERWAISS
PROPERTIES

CONTACT EXCLUSIVE AGENTS

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

RYAN MALTZ
ryanmaltz@greiner-maltz.com
(718) 786-5050 x225

KYLE MALTZ
kmaltz@greiner-maltz.com
(718) 786-5050 x218