

# 47-09 30<sup>th</sup> Street Long Island City, New York

## *Three Spaces for Lease*



### Ground Floor

10,000 sq. ft.  
2 loading docks  
13' ceiling height  
Available 1/1/18  
Asking \$30.00 psf

### 3<sup>rd</sup> Floor

7,000 sq. ft.  
11' ceiling height  
HVAC  
Available immediately  
Asking \$25.00 psf

### 6<sup>th</sup> Floor

1,800 sq. ft.  
11' ceiling height  
HVAC  
Available immediately  
Asking \$30.00 psf

### *Building Features:*

- ❖ Freight & passenger elevators
- ❖ Fireproof and sprinklered
- ❖ 200 amps
- ❖ Gas heat
- ❖ Parking on site
- ❖ Nearby amenities in Falchi and Factory buildings
- ❖ Close #7 subway
- ❖ Easy access LIE, BQE and Midtown Tunnel

### *For Further Information, Call Exclusive Agents:*

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Established 1962