

INDUSTRIAL SPACE FOR LEASE

Industrial Warehouse

225,000 SF Full Building Availability

27-11
49th Ave
Long Island City, New York



MRA
METROPOLITAN
REALTY ASSOCIATES

Morgan Stanley

CBRE



100%
Climate
Controlled



Premier Industrial Facility

Welcome to 27-11 49th Avenue, a premier industrial facility in the heart of Long Island City, NY. This modern property offers exceptional access to transportation networks and a robust labor pool, with unparalleled connectivity to Manhattan. The building itself is designed for optimal operational efficiency, providing a desirable space for various industrial tenants. Benefit from a prime location and a well-maintained property with stable institutional ownership, making it an attractive option for businesses seeking a high-quality industrial space in a prime location.



150 lb. floor loads on 2nd & 3rd floors



76 Parking stalls available for rent



Brand new roof installation with a 20-year warranty



Fantastic location - one minute from Midtown Tunnel - easy walk to subway and LIRR



Valuable rooftop sign with LIE exposure, 80,000 total vehicle impressions per day heading westbound and eastbound

Property Features

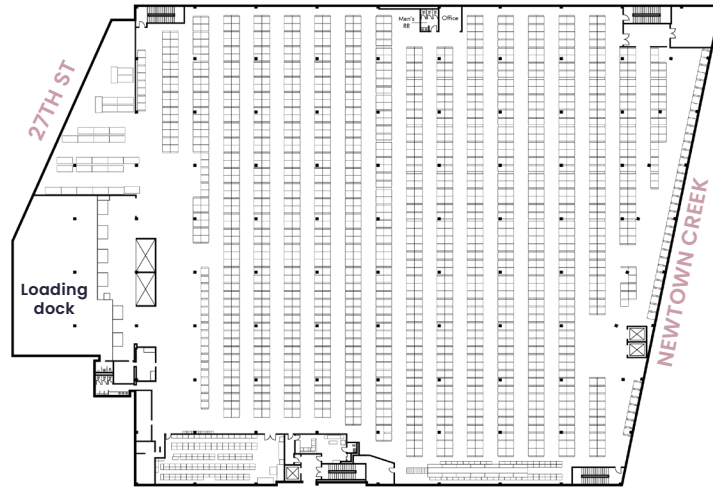
BOROUGH	Queens
BLOCK & LOT	00115-0001
PROPERTY TAX	\$746,602
LOT SF	107,640 SF
LOT DIMENSIONS	28.08' X 395.5'
ZONING DISTRICTS	M3-2
OPPORTUNITY ZONE	Yes
BUILDING CLASS	Factory - Industrial Miscellaneous (F9)
BUILDING MATERIAL	Masonry
CURRENT FAR	2.00
POWER	4,000A/ Heavy
EMERGENCY GENERATOR	257-KW runs fuel oil #2
ROOF	Newly installed, fully insulated roof with 20 year manufacturer warranty installed in 2025
ROOF HEIGHT	81'

BUILDING DIMENSIONS	256' X 280'
BUILDING HEIGHT	80'
BUILDINGS ON LOT	1
STORIES	3
YEAR BUILT	1965
TYPICAL FLOOR	70,000 SF
SQUARE FEET	225,000
PARKING	76 stalls available for rent
DOCKS	6 Total
DRIVE INS	1 Ext
ELEVATORS	3 (includes 2 freight)
CLEAR HEIGHT	1st Floor: 20' TO 22.6' 2nd Floor: 21' 6" 3rd Floor: 20' 10"
CLIMATE CONTROL	100%
OWNERSHIP	Stable Institutional Ownership



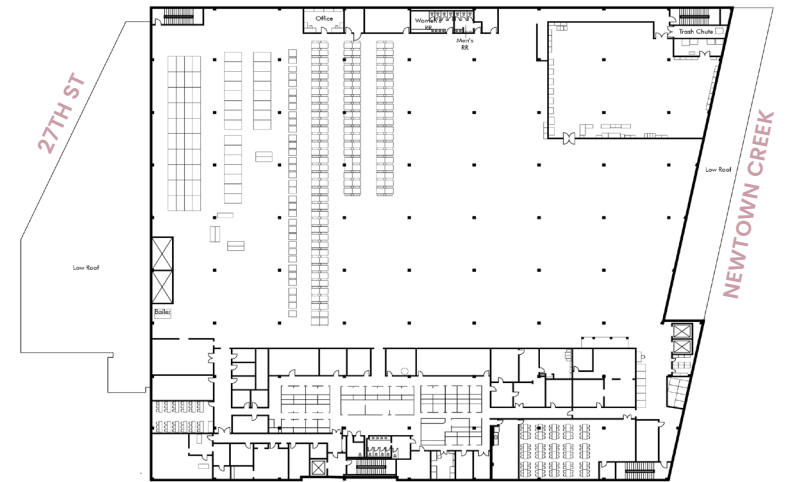
Floor Plans

Floor One



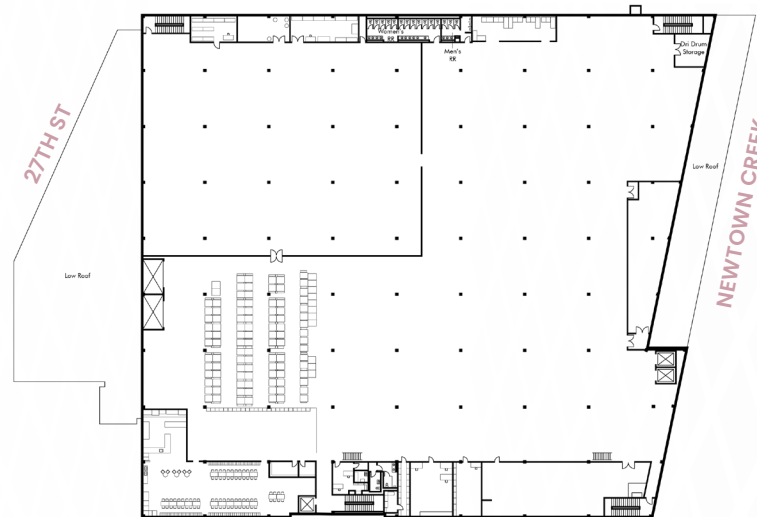
49TH AVE

Floor Two



49TH AVE

Floor Three



49TH AVE

ALL APPROPRIATE
DIVISIONS WILL BE
CONSIDERED

Long Island City Submarket



4
BRIDGES TO LIC



13.9 MSF
OFFICE



80
HOTELS
9,800 ROOMS



127K+
EMPLOYEES



40+
CULTURAL
INSTITUTIONS
AND VENUES



228+
BARS & CAFES



Site



13.5K+
RESIDENTIAL
UNITS



958K+ SF
RETAIL



50K
HIGHER
EDUCATION



6.8K+
BUSINESSES



8
SUBWAY LINES



15
BUS LINES



774 MSF
INDUSTRIAL

Getting Around

TRANSIT

Unparalleled Connectivity To Manhattan & Brooklyn

E F G M N R W 7

Long Island City Markets - Queens Plaza, Court Square, Hunters Point includes 8 subway lines transporting residents to and from Manhattan, Brooklyn, and Queens along with easy connections to LaGuardia and John F. Kennedy Airports. The area also has 13 bus lines connecting riders to NYC.

Subway	F R	• 59th & Lexington	5 min.
	E	• 7th Ave. & 53rd St.	8 min.
	F M	• Rockefeller Center	8 min.
	7	• Grand Central Terminal	10 min.
	N R W	• 50th St.	10 min.
	E	• 42nd & 8th Ave.	12 min.
	N R W	• 49th & 7th Ave.	12 min.
	E	• Penn Station	14 min.
Railways	R	• Wall St. & Broadway	25 min.
Driving			55 min.
			30 min.
			13 min.
			20 min.
			30 min.



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