

HIGH CEILING WAREHOUSE

30- 11 Borden Ave
(aka 49-74 30th Place)

Long Island City, NY

12,000 sq.ft. Building



Features:

- ↑ 31' ceiling height
- 🏠 1 drive-in doors
- 🔥 gas heat
- ⚡ 400 Amps-3 phase
- M2-1 industrial zone

Transportation

- 7 Hunters Point Avenue
- G Court Square
- VTA Long Island Rail Road
Hunterspoint Avenue
- 🚗 Q67, QM 10,12,15,16,17
- 🚲 Queensboro Bridge
- 🚗 LIE, BQE, Midtown Tunnel

Estimated Travel Time

- 🚶 20 minutes
- 🚶 25 minutes
- 🚶 20 minutes
- 🚶 3-7 minutes
- 18 minutes
- 2 minutes

For Further Information and Inspection, Call Exclusive Agents:

John G.J. Ritter
Assoc. Broker
917 733-9099
jritter@s-z.com

Joseph Eliasoph
Salesperson
917 861-3124
jeliasoph@s-z.com

 **Sholom &
Zuckerbrot** Realty LLC
Established 1962

3333 New Hyde Park Rd. Suite 307
New Hyde Park, NY 11042

49-74 30th Place Long Island City, NY



Ideal For:

- High Cube Warehouse
- Specialty Sports
- Distribution
- Event Space
- Transportation
- TV-Movie Studio & Set Storage

New York City / New York State Benefit Programs

| | |
|---|----------------------------------|
| (REAP) Relocation & Employment Assistant Program: | Up to \$3,000 per employee |
| (CEP) Commercial Expansion Program: | Up to \$2.50 per sq. ft. |
| Moving & Relocation Tax Credit: | Up to \$100 per employee |
| Investment Tax Credit: | Qualified purchases of equipment |
| Energy Discounts: | Up to 10% to 30% |

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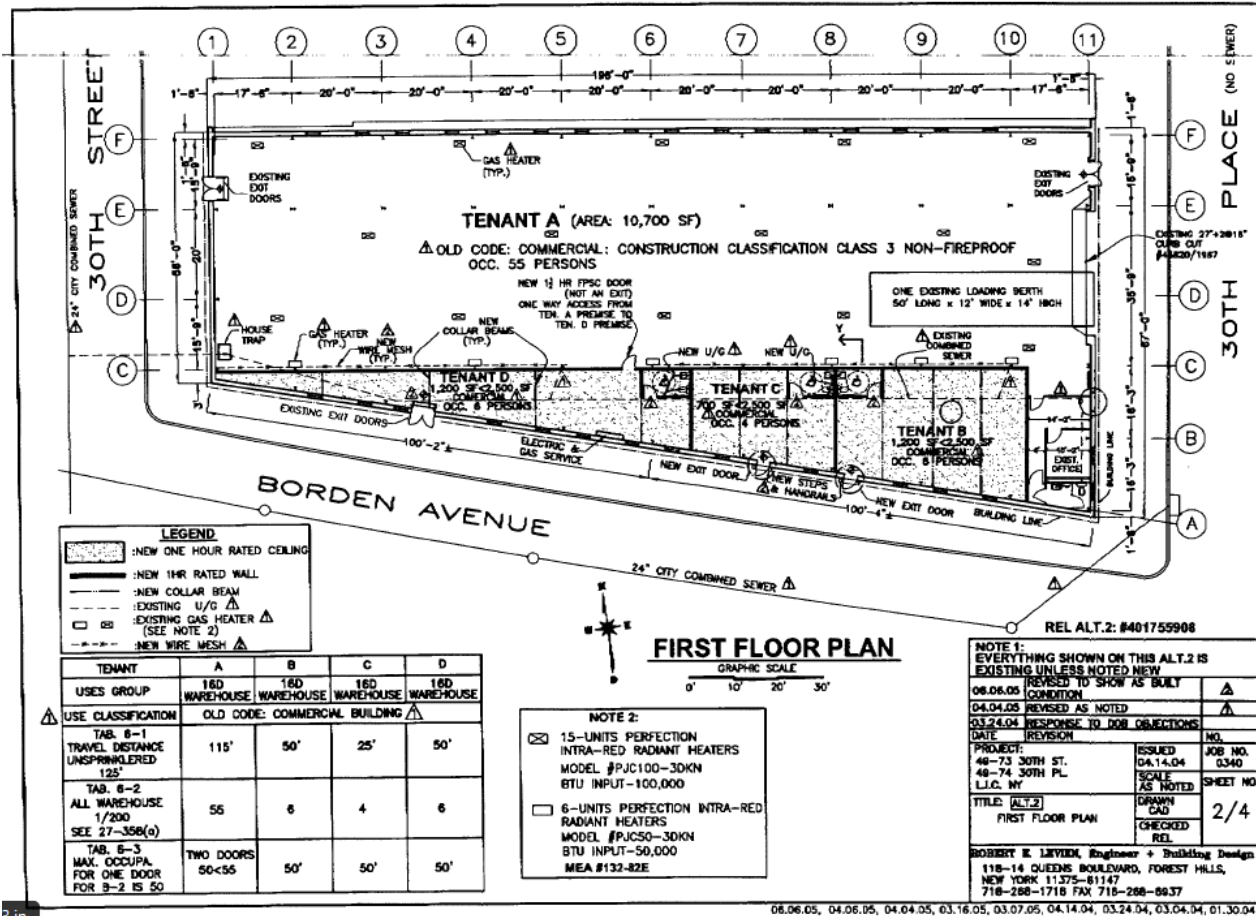
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Plan

Specification:)

- 30' High Ceiling
- 58' Column Spacing
- Gas Heating System
- 400 Amps 3 Phase Power
- Street-to-street Access

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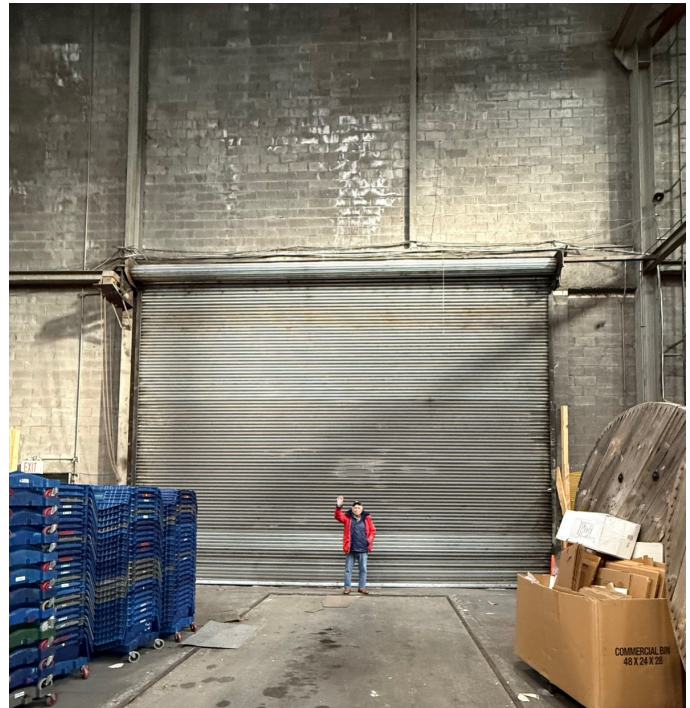
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Warehouse



Office



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