

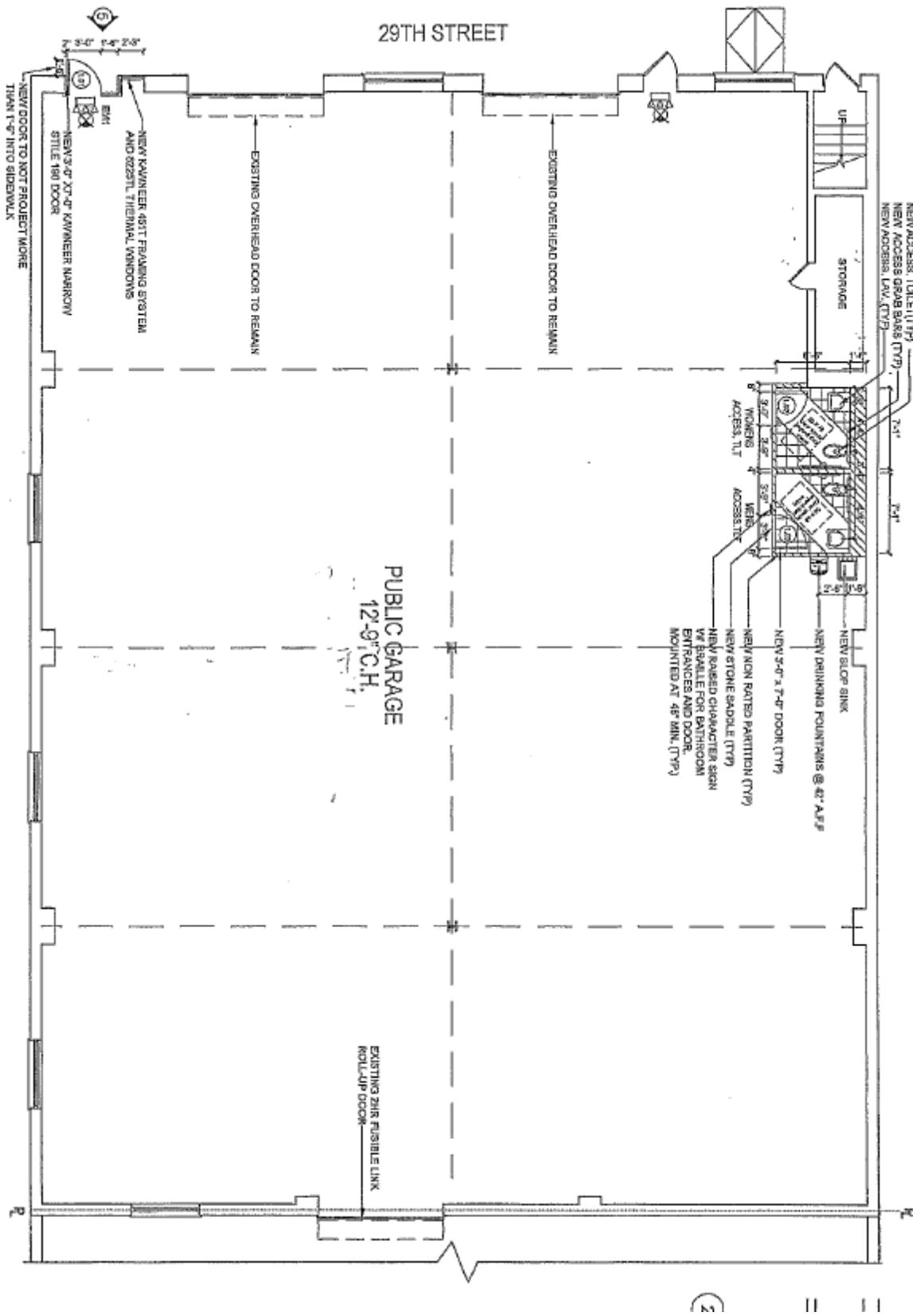
Werwaiss & Co., Inc.



FOR LEASE
7,500 SF WAREHOUSE/PARKING GARAGE
[1,700 sf second floor air-conditioned office available]

<u>ADDRESS:</u>	39-15 29TH Street Long Island City, New York
<u>DESCRIPTION:</u>	7,500 SF On-Grade Warehouse/Garage
<u>LOCATION:</u>	3 Blocks to Queensboro Plaza 2 Blocks to Newly Renovated 39 th Avenue Subway Stop (N or Q Lines)
<u>FEATURES:</u>	12'9" Ceiling Heights New Bathrooms to be added New Ceiling Lighting Recently Added Drive in Entrances on 29 th 400 amps
<u>ZONING:</u>	M1-2/R5D
<u>POSSESSION:</u>	Upon Lease Signing
<u>LEASE TERM:</u>	5 years (consideration of longer term with demo clause)
<u>BASE RENT:</u>	\$187,500 Per Annum/\$15,625 Per Month
<u>CONTACT:</u>	WERWAISS & CO., INC. 22-15 43rd Avenue - Suite 300 Long Island City, NY 11101 (212) 983-0044 gwerwaiss@werwaissandco.com www.werwaissandco.com

All information furnished regarding property for sale, rental or financing is from sourced 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. 2/5/19



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