

Werwaiss & Co., Inc.

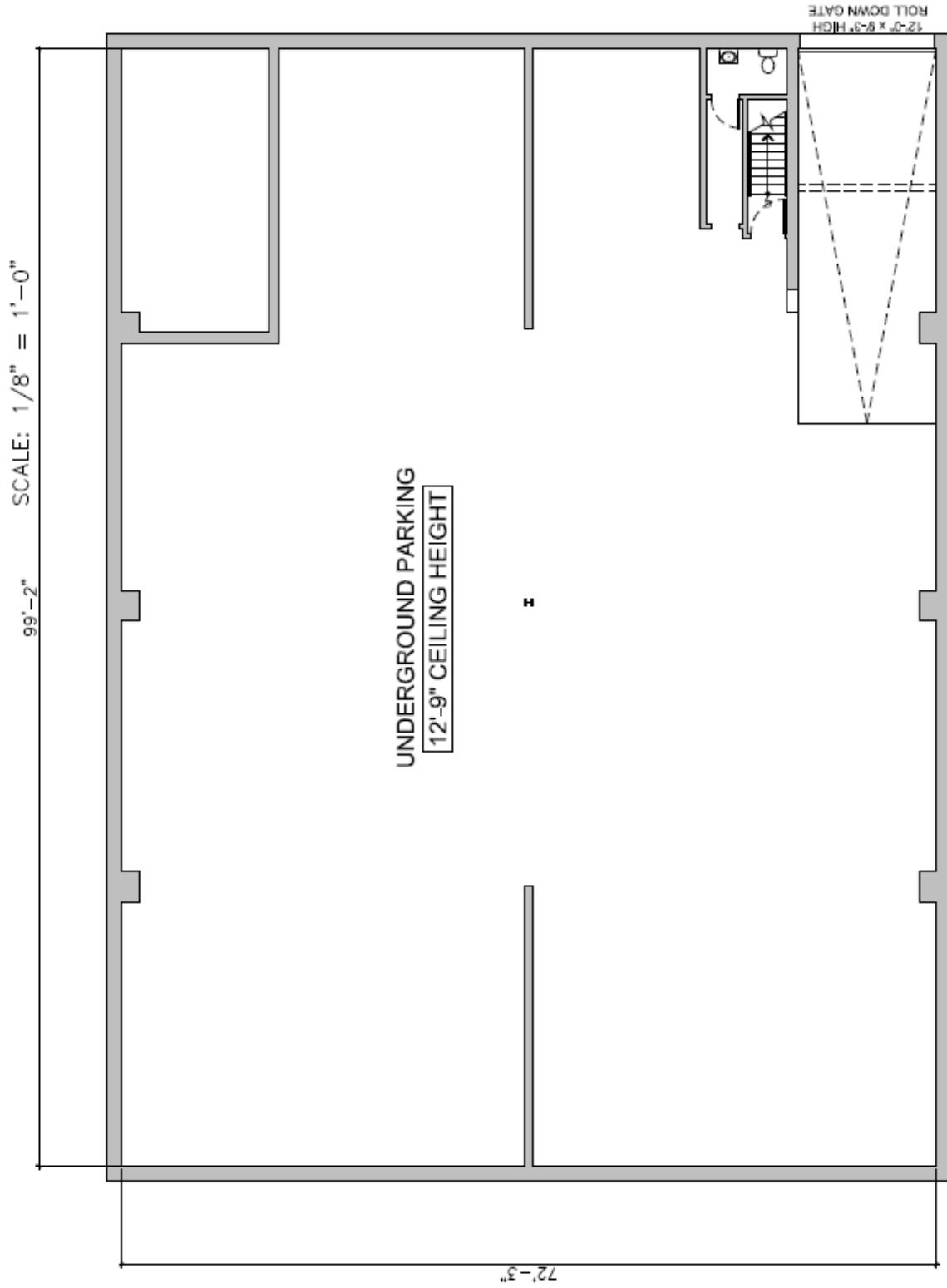


FOR LEASE

15,000 SF WAREHOUSE/PARKING GARAGE WITH OFFICE

<u>ADDRESS:</u>	39-20 30th Street Long Island City, New York
<u>DESCRIPTION:</u>	39-20 30 th Street – 15,000 sf two-level Warehouse/Garage with Office **currently combined with additional 7,500 sf at 39-15 29 th Street
<u>LOCATION:</u>	3 Blocks to Queensboro Plaza 1 Block to Newly Renovated 39 th Avenue Subway Stop (N or Q Lines)
<u>FEATURES:</u>	12' & 17' Ceiling Heights (see floor plan) 400 amps Small Office Space Newly Painted Interior with New Ceiling Lighting New Bathrooms to be added Drive in Entrances from 30 th Streets (up ramp and down ramp)
<u>ZONING:</u>	M1-3/R7X
<u>POSSESSION:</u>	Upon Lease Signing
<u>LEASE TERM:</u>	5 Years (consideration of longer term with demo clause)
<u>BASE RENT:</u>	\$300,000 Per Annum
<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

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CELLAR FLOOR PLAN

SCALE: 1/8" = 1'-0"

39-18 30TH STREET LONG ISLAND CITY, 11101 FLOOR AREA = 15260 S.F.
PLANS AS OF MARCH 2011