

42-49 22nd Street
Long Island City, NY

**For Sale
or Lease**

70,000 Buildable Square Feet
One Block to the Queensboro Bridge



OUTSTANDING COMMERCIAL DEVELOPEMENT SITE
Existing 12,000 sq. ft. Building on a 14,000 sq. ft. Plot

M1-5 Industrial Zoning

FAR: 5.0

Near All Transportation

Subways, Buses, Ed Koch Queensboro Bridge & Midtown Tunnel

For Further Information, Please Call Exclusive Agents:

John G.J. Ritter
Assoc. Broker



718-371-0131

jritter@s-z.com

Hillel Gal-Osher
Assoc. Broker



718-371-6372

hgalosher@pinnaclelreny.com

ONE FULL COMMISSION in accordance with our principal's schedule of rates and conditions (copy of which is available upon request) will be paid to the procuring broker executing our brokerage agreement who consummates a lease which has been fully executed by both parties thereto.

Kaufman Astoria Studios 35-11 35th Avenue, LIC, NY 11106 (718) 392-5959 Fax (718) 937-6546

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.




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Transportation

 **59th Street Bridge** 2 minutes
 **LIE- Midtown Tunnel** 12 minutes
 **RFK Bridge** 10 minutes

 **Subway lines:** 2 Blocks
 **Subway lines:** 4 Blocks
 **Subway line:** 6 Blocks

 **M32, QM2, QM3:** 2 Blocks
QM20, Q102, B62

 **Queens Plaza N & Crescent St.**
 **28th Street & 41st Avenue**
ONE BLOCK AWAY

 **LaGuardia Airport** 14 minutes
JFK Airport 24 minutes



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 **Sholom &
Zuckerbrof Realty LLC**
Established 1962
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 **PINNACLE REALTY**
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