

# HIGH CEILING WAREHOUSE

30-11 Borden Avenue  
Long Island City, NY

***13,331 Sq. Ft. Building***



## Features:

- ↑ 47.5' ceiling height
- 🏠 1 drive-in doors
- 🔥 Infrared gas heat
- ⚡ 400 Amps-3 phase
- M2-1 industrial zone

## Transportation

- 7 Hunters Point Avenue
- G Court Square
- MTA 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  
718-371-0131  
jritter@s-z.com

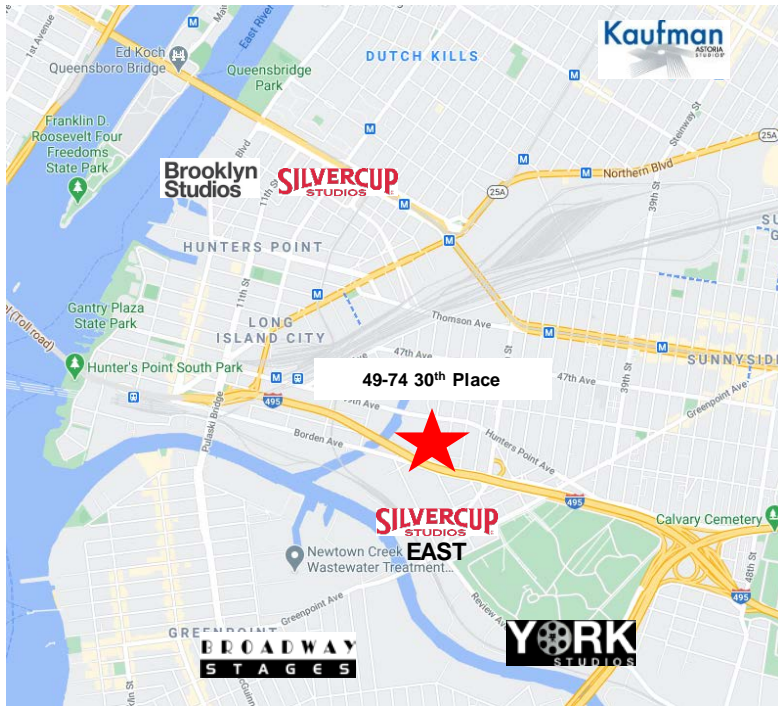
Cem Horada  
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 **Sholom &  
Zuckerbrot** Realty LLC  
Established 1962

Kaufman Astoria Studios  
35-11 35<sup>th</sup> Avenue, LIC 11106

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

# 30-11 Borden Avenue Long Island City, NY



## **Ideal For:**

- High Cube Warehouse
- Specialty Sports
- Distribution
- Event Space
- Transportation
- TV-Movie Studio/  
Set/Equipment  
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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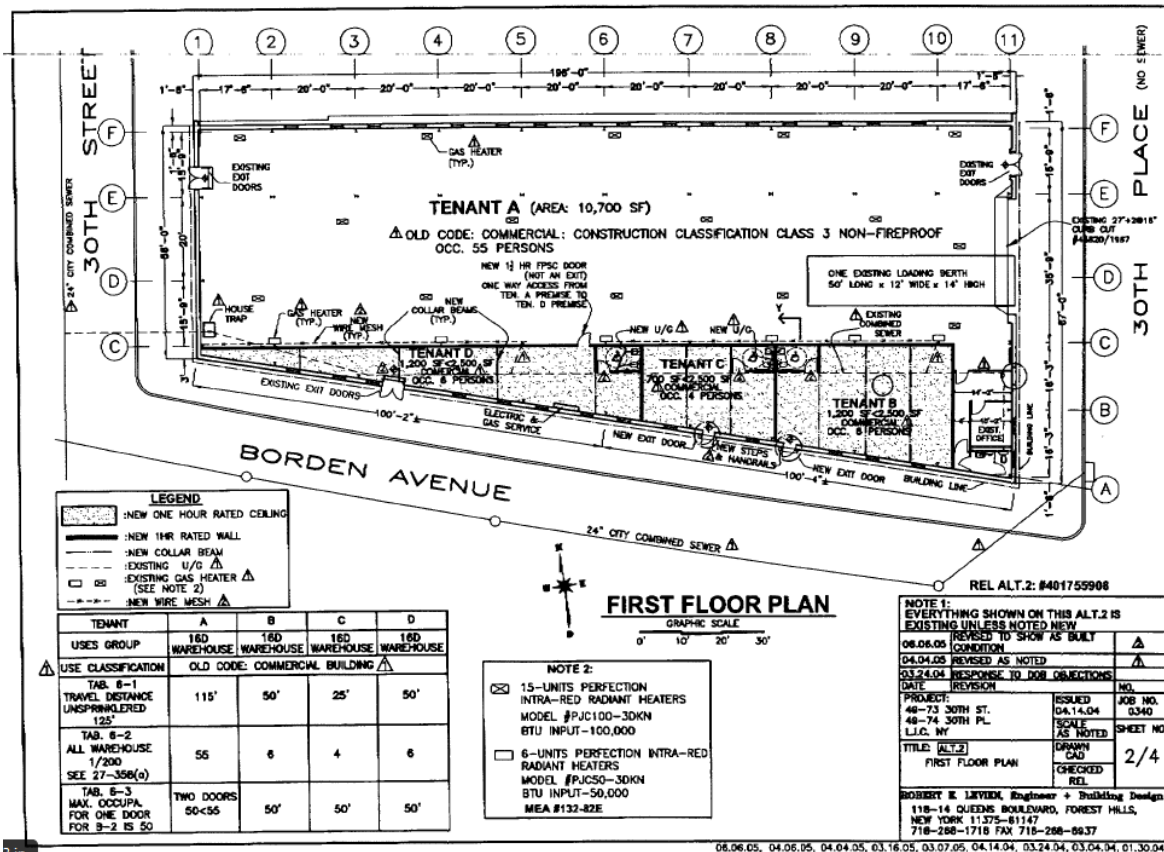
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## Plan

**Specification:**

731 sq.ft. Office Space  
47.5' High Ceiling  
58' Column Spacing  
Infrared Gas Heating System  
400 Amps 3 Phase Power  
Street-to-Street Access

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