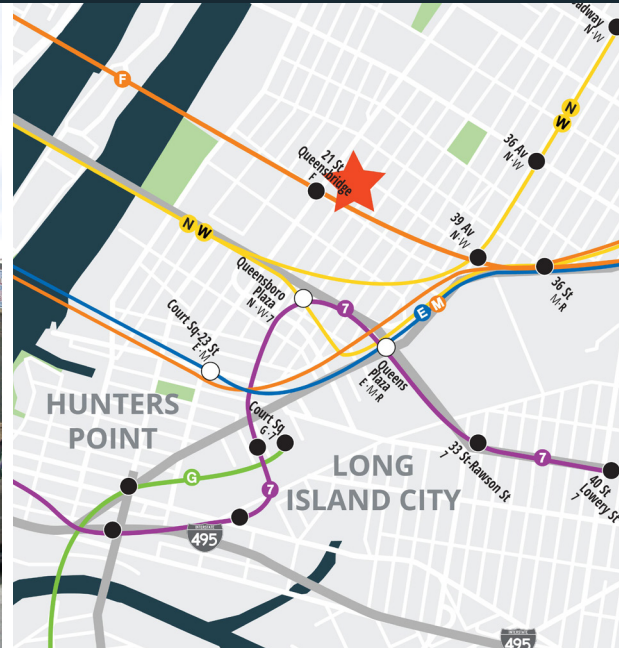


# PRIME LIC INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

## 40-30 23RD STREET, LONG ISLAND CITY, NY 11101



### BLOCK & LOT

409 / 38

### BUILDING SIZE

2,250 SF

### LOT DIMENSIONS

25 FT X 100 FT

### ZONING

M1-3 / OPPORTUNITY ZONE

### CEILING HEIGHTS

14'

### LOADING

1 DRIVE-IN DOOR

### POSSESSION

IMMEDIATE

### ASKING RENT

\$5,000/MONTH  
(± 26.66 PSF)

### SALE PRICE

\$1,830,000

### FEATURES

- BRICKMILL CONSTRUCTION
- SKYLIGHTS PROVIDE AMPLE NATURAL LIGHT
- HEAVY POWER
- 5.00 COMMERCIAL FAR (12,535 BSF)
- LOCATED IN LONG ISLAND CITY IBZ

### ACCESS

- NEAR **E F M N R W 7** & BUSES
- QUICK ACCESS TO 59TH STREET BRIDGE, BROOKLYN-QUEENS EXPRESSWAY, & QUEENS-MIDTOWN TUNNEL

[CLICK HERE FOR VIRTUAL TOUR](#)

## EXCLUSIVE AGENT

### LEAH CHEN

Licensed Associate Real Estate Broker  
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