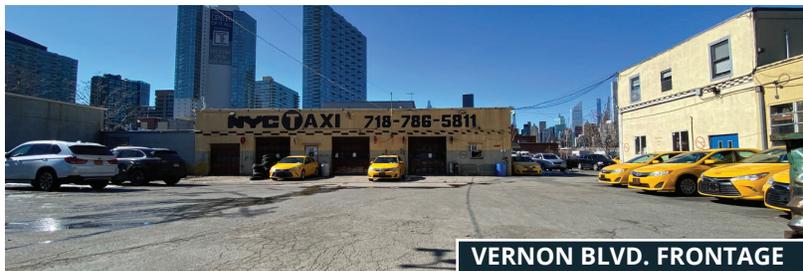
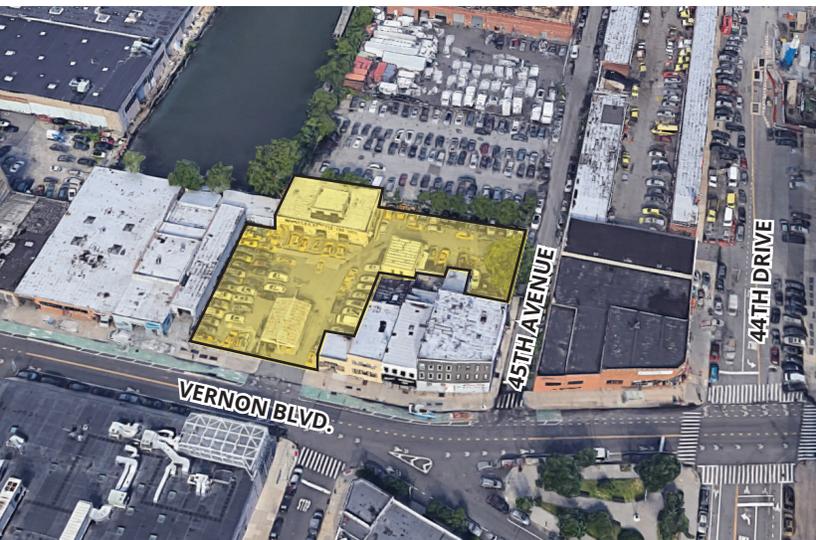


EXCLUSIVE

Yard & Building For Lease - Heart of Long Island City

45-10 Vernon Boulevard

LONG ISLAND CITY, NY 11101



VERNON BLVD. FRONTAGE



45TH AVENUE FRONTAGE

FLEET PARKING / AUTOMOTIVE / INDUSTRIAL - ALL USES CONSIDERED!

TOTAL AVAILABLE

- 22,500 SF YARD (PAVED & FENCED)
- 3,750 SF WAREHOUSE / SHOP
- 1,600 SF TWO-STORY STORAGE / OFFICE

FEATURES

- 4 OVERHEAD DOORS
- 24/7 ACCESS FROM TWO STREETS
- ZONED M3-1
- FUEL PUMPS ON SITE
- **EMR7G** SUBWAYS & 



**DIVISIONS AVAILABLE
IMMEDIATE POSSESSION!**

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. **Broker cooperation encouraged.**

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