

New York's Fastest Growing Neighborhood

50,000 SF High Ceilings + 35 Car Parking below grade

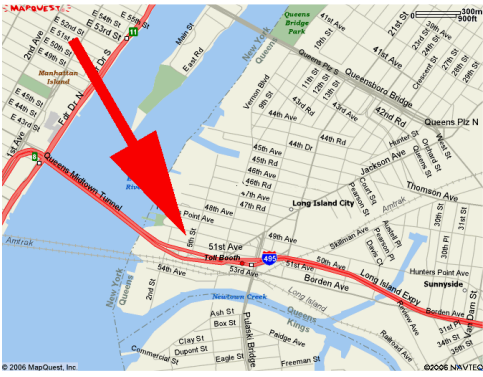
Fifth Street, Long Island City, NY

Industrial – Expand to 70,000 SF

Residential – Expand to 116,120 SF

1 Block to Subway – 1 stop to Grand Central – 2 blocks to LIRR

26,000 SF Parcel – 3 Street Frontage - Zoning M1-4/R7A and M1-5/R8A



For Sale – With Possible Seller Financing



MTA Long Island Rail Road

\$15,000,000



Ground Floor Space

For Private Showing Call:
Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage
 (516) 889-7200 GtAmerican@aol.com
Jordan Spiegel CCIM (646) 216-9306
SUNBURST ADVISORS LLC



Finished Second Floor

All information is from sources deemed reliable. Offerings are made subject to errors, omissions, prior acceptance and withdrawal without notice