

32-33

47TH AVENUE, LONG ISLAND CITY



Building Information

32-33 47th Avenue, LIC
60,000 sf LIC Lease Opportunity



DY Realty Group has been retained on an exclusive basis to handle the leasing of 32-33 47th Avenue in Long Island City, Queens.

This expansive warehouse spans a total of 60,000 square feet, with a 45,000 square foot ground floor and a 15,000 square foot lower level, offering ample space for a wide variety of industrial and commercial uses. The site benefits from three-street frontage, providing excellent visibility and accessibility. It features two loading docks and one drive-in door on the ground floor, and an on-grade drive-down ramp to the lower level.

The building is currently improved by full HVAC on both floors, including the warehouse areas, as well as existing high end showroom and office. The building can be delivered with some or all of these improvements in place, or as an industrial vanilla box.

Unbeatable Central Long Island City location, just one block from Queens Boulevard and the 33 St - Rawson St 7 subway station, along with a Citi Bike station just outside the building. Minutes from the LIE & BQE, providing access to all Five Boroughs and points beyond.

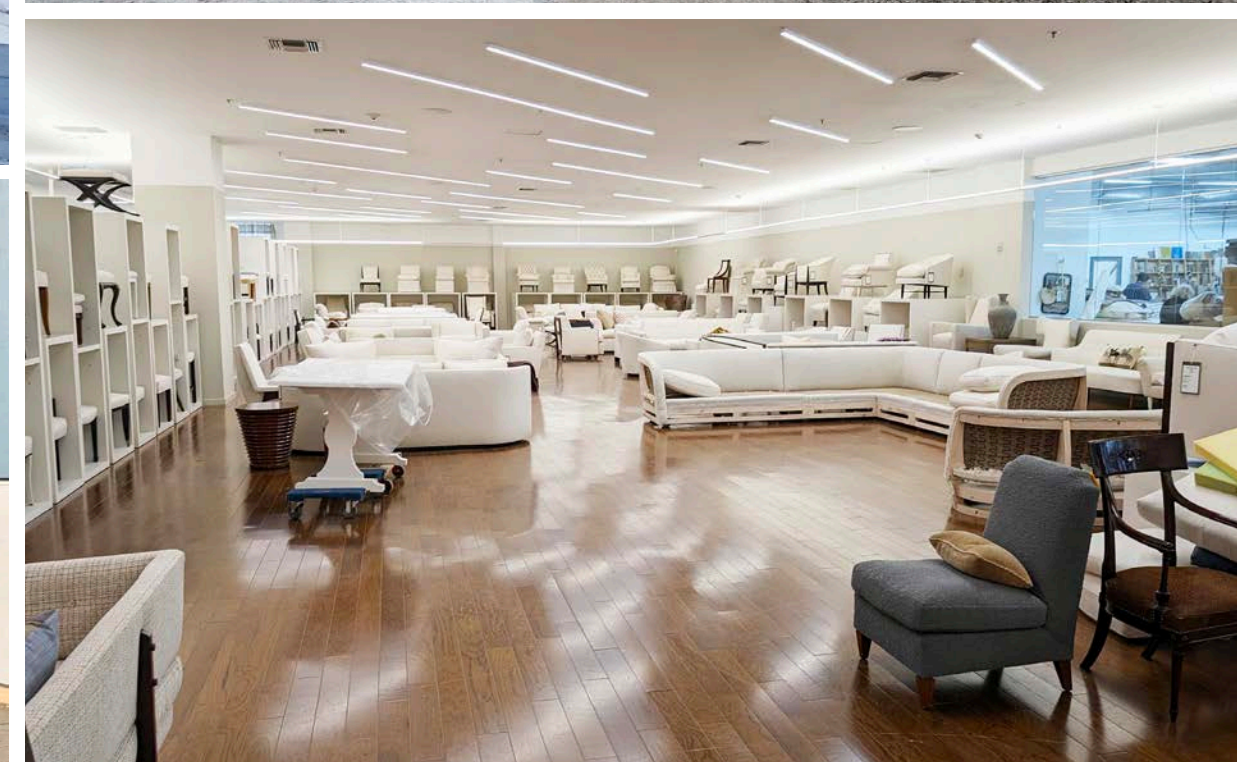
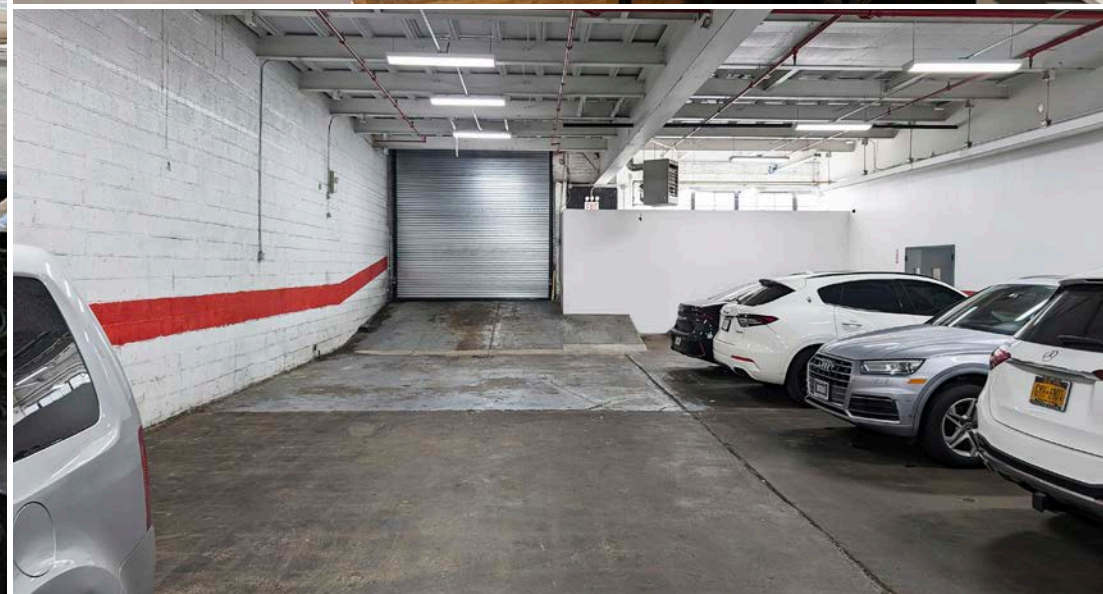
General Information		Ground Floor	
Block / Lot	248 / 1	Total Size	45,000 sf
Total Building	60,000 sf	Drive-in Door	One 14' x 14' Door
Total Plot	45,000 sf	Loading Docks	One 21'H x 11.5'W x 30'D One 21'H x 11.5'W x 45'D
Dimensions	200' x 225'		
Zone	M1-4	Lower Level	
Power	1,000+ Amps	Total Size	15,000 sf
Sprinkler	Wet Sprinkler System	Drive-in Ramp	15'H x 11.5'W Door
HVAC	Fully Air Conditioned		
Heat	Gas / HVAC		
Possession	Immediate		
Asking Price	<i>Call or E-mail</i>		



For More Information or To Schedule A Tour, Contact Exclusive Agents:
Paul Cianciaruso | 718-729-0494 Direct | 917-607-2149 Cell | PCianciaruso@DYRealty.com
Paul J. Yuras | 718-729-7474 x113 | 516-541-6836 Cell | PYuras@DYRealty.com

Property Photos

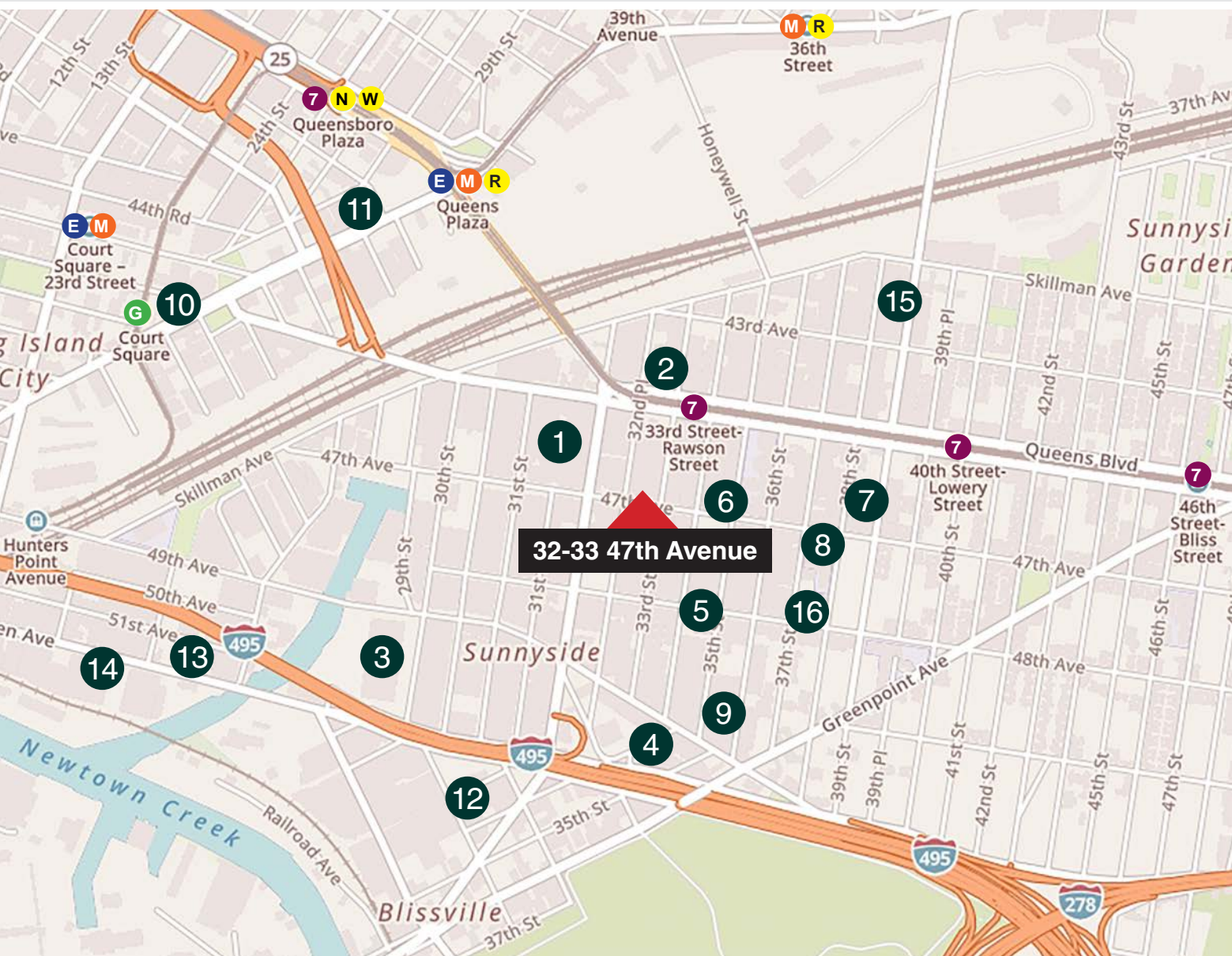
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Area Profile

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32-33 47th Avenue offers unbeatable convenience just steps away from Queens Boulevard. The 33 St-Rawson St 7 subway line is only a block from the building, ensuring swift commutes, while the Long Island Expressway and Brooklyn-Queens Expressway are less than half a mile away, providing seamless access to the Five Boroughs and beyond.

Beyond its connectivity, Long Island City is a thriving hub of culture, innovation, and commerce, attracting a diverse range of industries, creative professionals, and entrepreneurs. The area is teeming with world-class dining, art galleries, parks, and waterfront views, offering a balanced urban lifestyle. For businesses, this strategic location means the perfect blend of local and city-wide accessibility, making it a prime location for all commercial and industrial users.

7

0.2 Miles

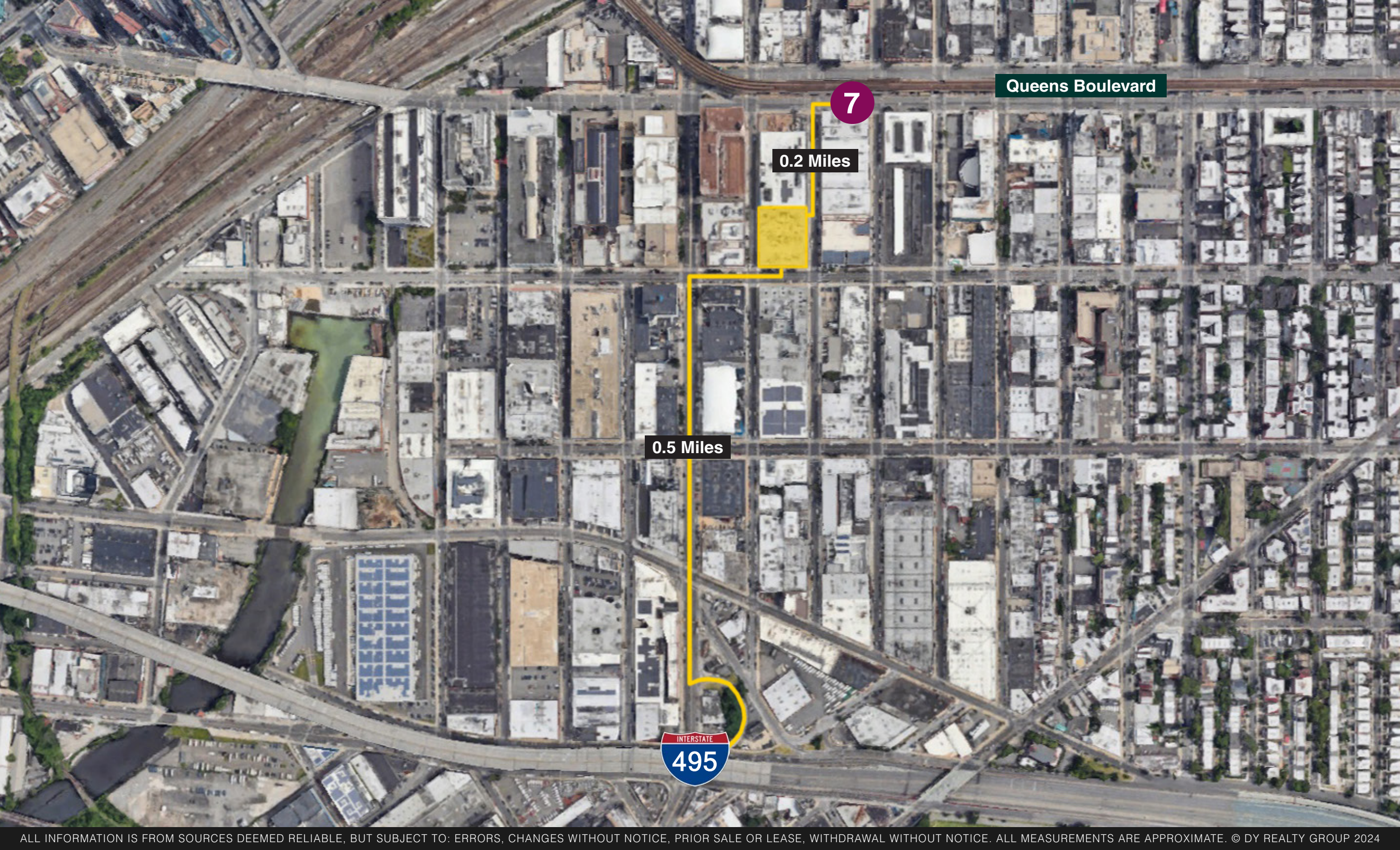
INTERSTATE
495

0.5 Miles

INTERSTATE
278

1.1 Miles

- | | |
|---------------------------------------|-------------------------------------|
| 1 LaGuardia Community College | 9 Maquette Fine Art Services |
| 2 LIC YMCA | 10 MoMA PS1 |
| 3 FedEx Ground | 11 Aloft Long Island City |
| 4 New Castle Building Products | 12 Silvercup Studios East |
| 5 HUB LIC | 13 Swing Staging |
| 6 FDNY | 14 Kenseal |
| 7 CubeSmart Self Storage | 15 QBK Sports |
| 8 Queens Technical School | 16 Nouveau Elevator |



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