

27-10 49TH AVENUE

LONG ISLAND CITY, QUEENS

34,147 SF Building
18,200 SF Paved Land
Move-In Ready



**CUSHMAN &
WAKEFIELD**

Site Features

With the Midtown Manhattan skyline serving as its backdrop, 27-10 49th Avenue offers an extraordinary opportunity to occupy a right-sized industrial asset in the heart of Long Island City. The site features an efficient 34,147 SF turnkey warehouse building with pristine, creative office space and 18,200 SF of secured parking, appealing to a wide range of occupiers and use cases.

Only two quick turns from the Midtown Tunnel entrance, the site also benefits from immediate access to the LIE and BQE and is located within .3 miles to the nearest subway station, which combined with its top-notch institutional ownership, is the quintessential offering for discerning tenants seeking functionality and operational excellence.

Ground Floor | **20,298 SF**

2nd Floor | **13,849 SF**

Paved Land | **18,200 SF**

Total SF | **52,347 SF**



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ZONING
M3-2



CLEAR HEIGHT
16'



POWER
1,400 amps with a backup generator in parking lot



DRIVE-IN DOORS
4



TRUCK COURT DEPTH
±160'



CAR PARKING
58

Existing Layout & Site Plan

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49TH AVENUE

27TH STREET

■ DRIVE-IN DOOR



Drive Times & Connectivity

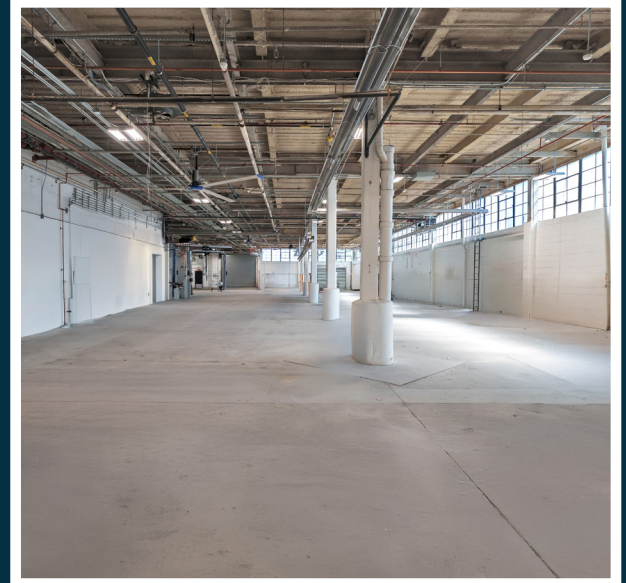
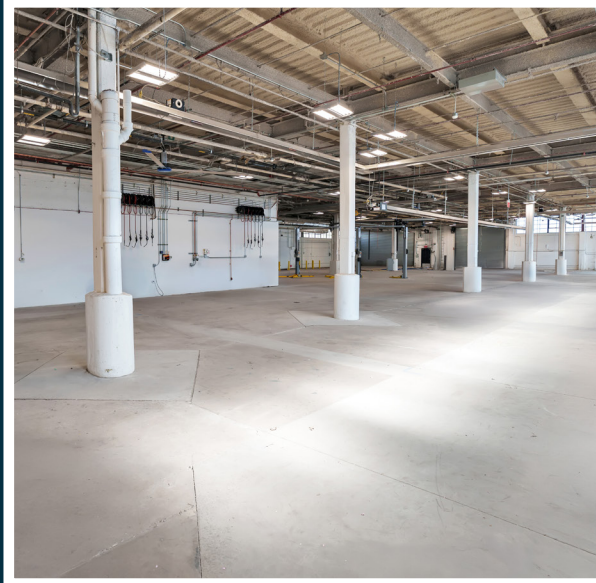
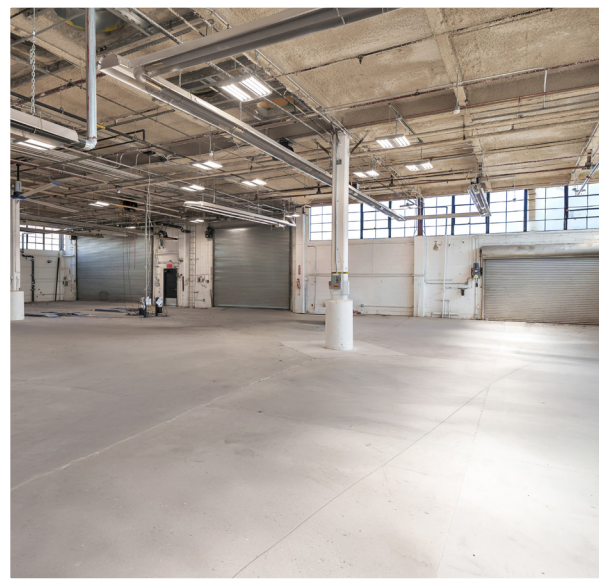
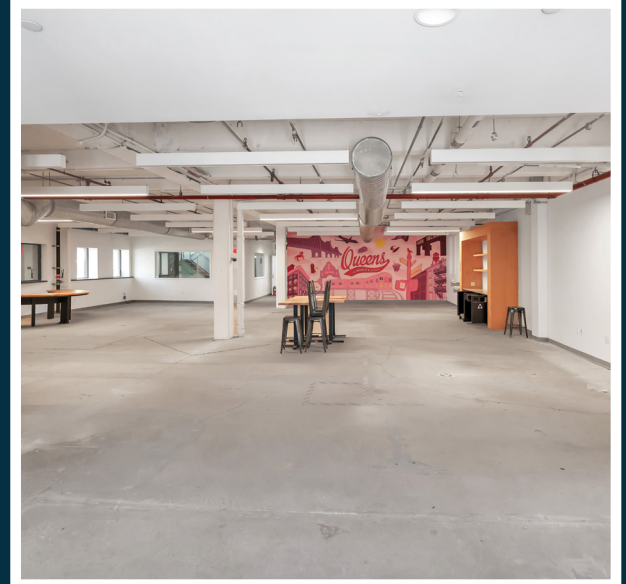
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DESTINATION	DISTANCE	LaGuardia Airport	5.4 Miles
Hunters Point Ave Subway	0.3 Miles	Holland Tunnel	6.9 Miles
I-495	0.8 Miles	George Washington Bridge	12.4 Miles
Queens Midtown Tunnel	1 Mile	JFK Airport	13.5 Miles
I-278	1.2 Miles	Verrazano-Narrows Bridge	14 Miles
Manhattan	1.5 Miles	Newark Airport	17.9 Miles
Ed Koch Queensboro Bridge	1.7 Miles	Port Newark/Elizabeth	18.7 Miles
Lincoln Tunnel	3.9 Miles	Goethals Bridge	23.3 Miles
I-95	7.6 Miles	Outerbridge Crossing	30.4 Miles

Photos

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FOR MORE INFORMATION, PLEASE CONTACT:

RICO MURTHA +1 212 390 1368 rico.murtha@cushwake.com

HELEN PAUL +1 212 841 7575 helen.paul@cushwake.com

DAN DONAHUE +1 212 713 6864 dan.donahue@cushwake.com



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