



**24-02 41<sup>ST</sup> AVENUE**

**CORNER OF 24TH STREET | LONG ISLAND CITY**

**HELLER**  
ORGANIZATION

**OVER 7,000+ SF IN NEW LIC DEVELOPMENT**

EXCLUSIVE BROKERS

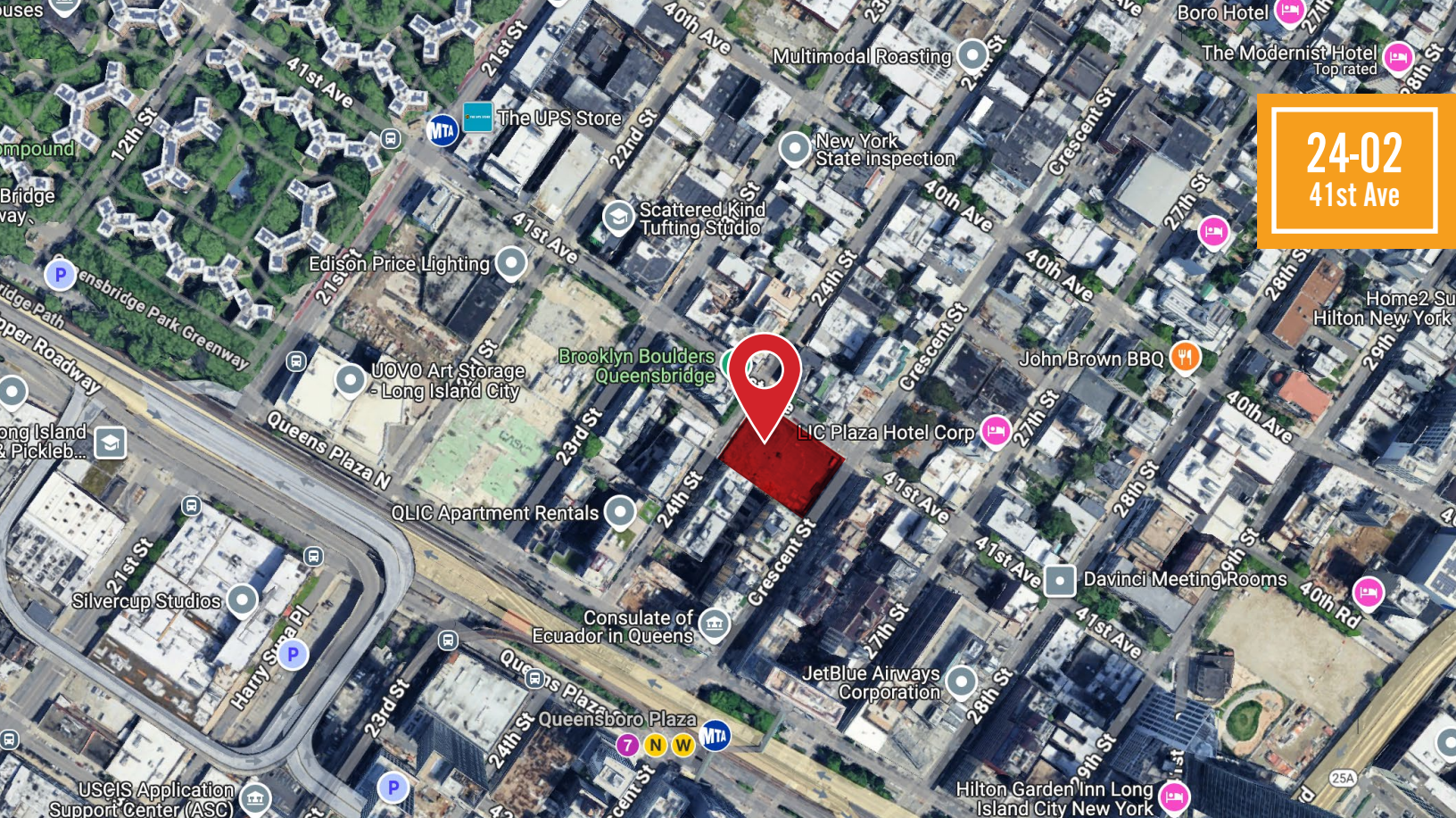
**Joshua Singer** 917-332-7530, [josh@hellerorg.com](mailto:josh@hellerorg.com)

**Joe Ackerman** 646-306-2560, [joe@hellerorg.com](mailto:joe@hellerorg.com)

54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers and/or tenants.



**24-02**  
41st Ave

|                        | UNIT 1                           | UNIT 2                                                               | UNIT 3                         | UNIT 4                         |
|------------------------|----------------------------------|----------------------------------------------------------------------|--------------------------------|--------------------------------|
| <b>SIZE:</b>           | 595 SF                           | 5,860 SF                                                             | 1,730 SF                       | 1,080 SF                       |
| <b>FRONTAGE:</b>       | 18'4"<br><i>(Along Crescent)</i> | 76'7"<br><i>(Along Crescent)</i><br>75'3"<br><i>(Along 41st Ave)</i> | 64'<br><i>(Along 41st Ave)</i> | 51'<br><i>(Along 41st Ave)</i> |
| <b>CEILING HEIGHT:</b> | 18'10" - 22'                     | 17' - 18'6"                                                          | 24'                            | 27'6"                          |

**POSSESSION:** Arranged

**TRANSPORATION:** **E R N W M G 7**

### HIGHLIGHTS:

- All logical divisions considered
- 10 minute walk to Court Square
- At base of brand new 184 unit luxury rental development
- Highly visible corner
- All uses considered

### NEIGHBORING TENANTS:



**BROOKLYN BOULDERS**  
CLIMBING • COMMUNITY



**ANEVA**



**jetBlue**  
AIRWAYS



**SILVERCUP**  
STUDIOS



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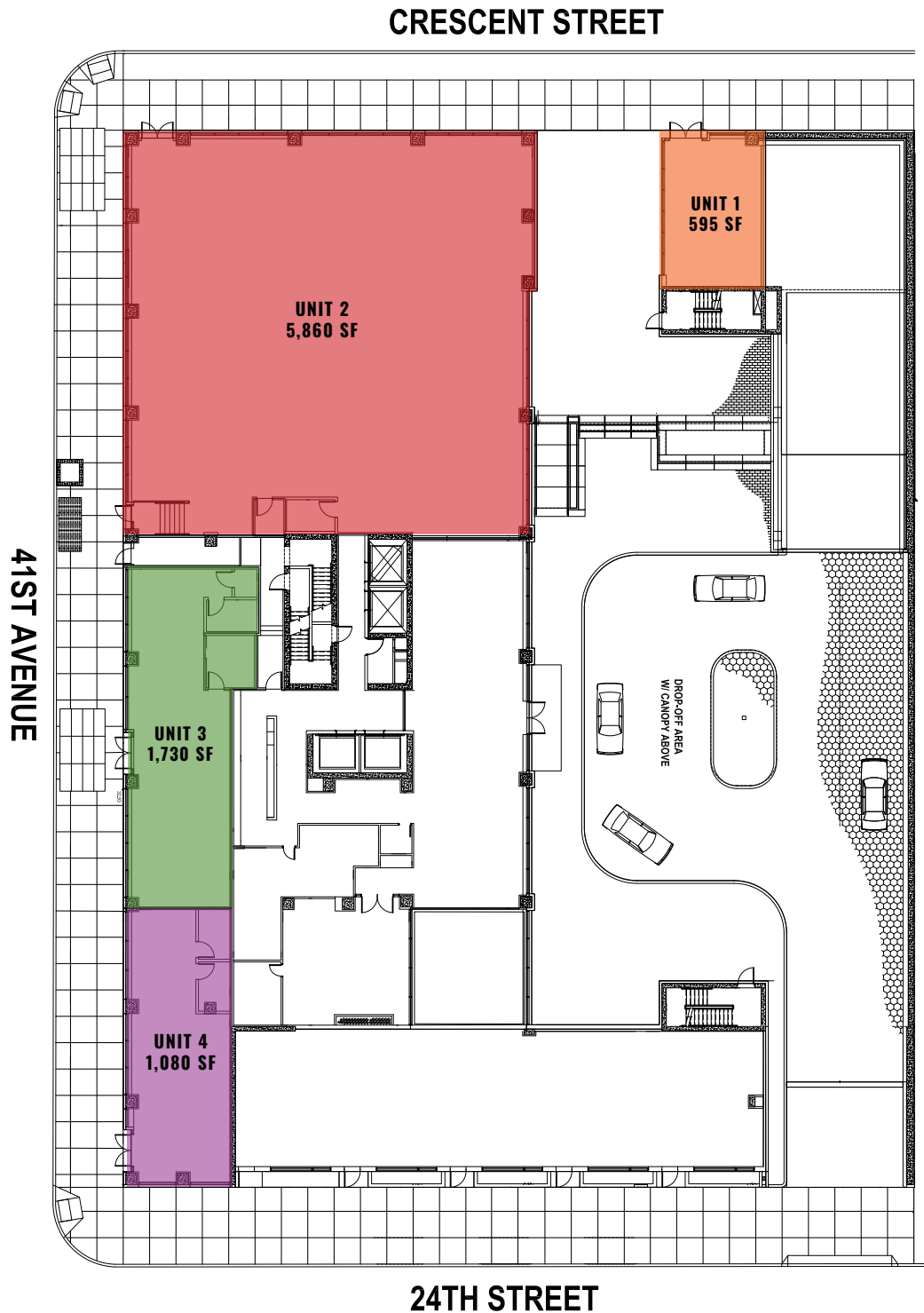
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# FLOOR PLAN - GROUND FLOOR

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