

24-02 41ST 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

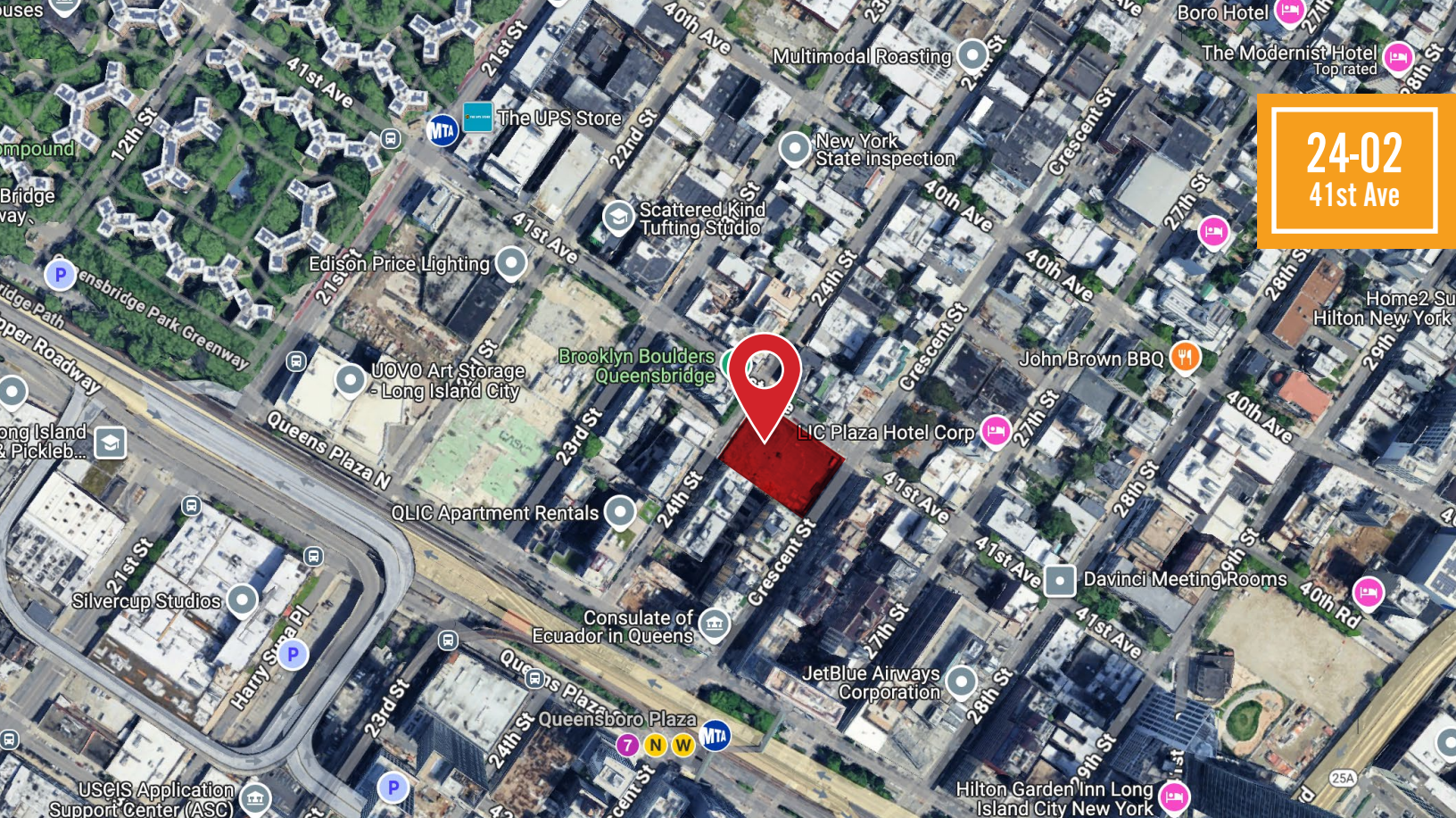
Joe Ackerman 646-306-2560, joe@hellerorg.com



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

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.



LEASED

		UNIT 2	UNIT 3	UNIT 4
SIZE:	595 SF	5,860 SF	1,730 SF	1,080 SF
FRONTAGE:	18'4" (Along Crescent)	76'7" (Along Crescent) 75'3" (Along 41st Ave)	64' (Along 41st Ave)	51' (Along 41st Ave)
CEILING HEIGHT:	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



Academy of
American Studies



jetBlue
AIRWAYS



SILVERCUP
STUDIOS



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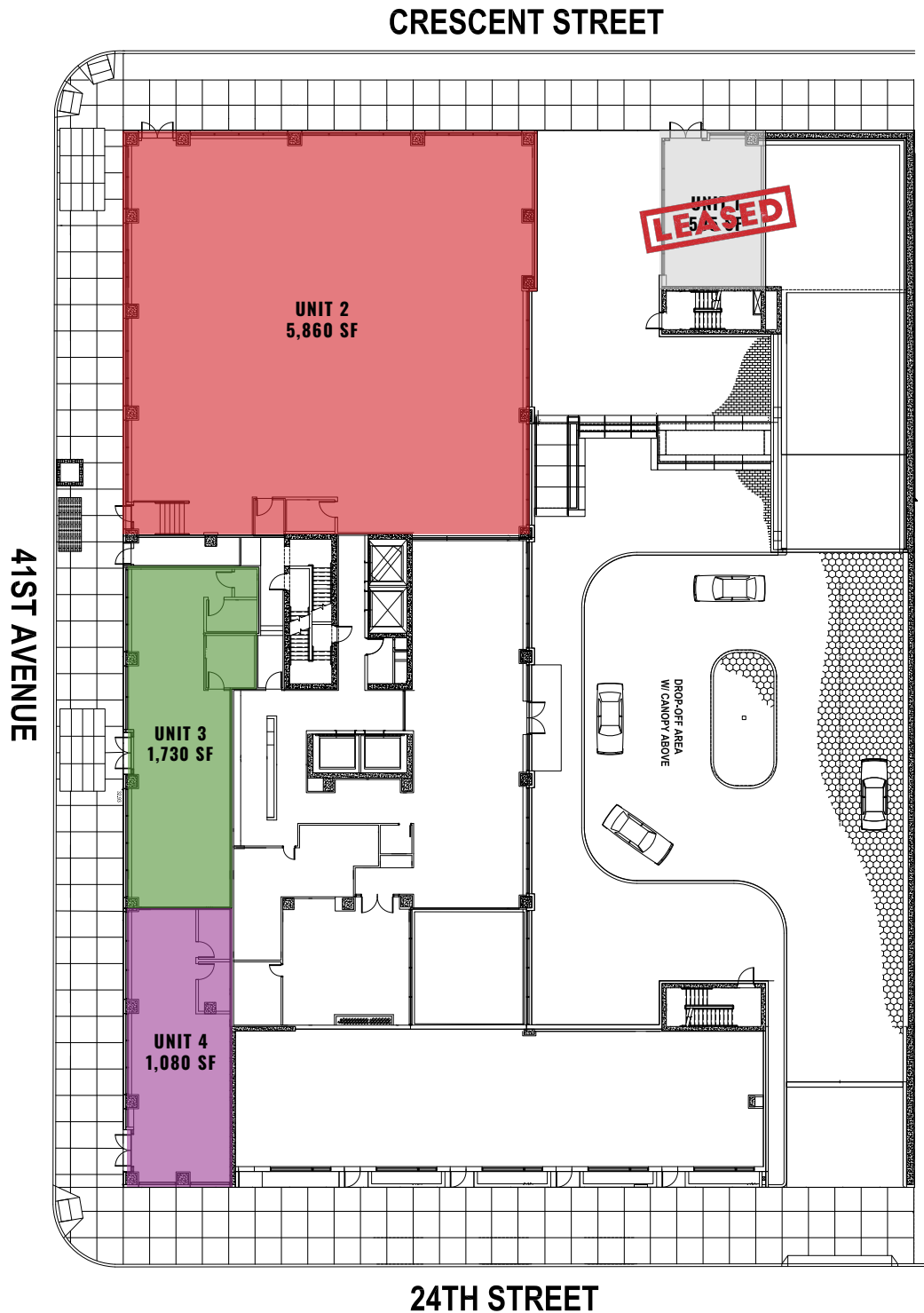
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FLOOR PLAN - GROUND FLOOR

24-02
41st Ave



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