



## FOR LEASE

32,000 SF OF LAND INCLUDING  
5,600 SQUARE FEET WAREHOUSE/SHOWROOM  
+ MEZZANINE OFFICE

LOCATION: **25-50 Borden Avenue**  
**Long Island City, NY**

SIZE: 353' frontage x 297' (water) x IR

FEATURES: Fenced lot  
Gas Heat  
600 AMPS  
On Dutch Kills Creek/ Adjacent to Borden Avenue  
Bridge

ZONING: M3-1

POSSESSION: June 2016 (anticipated)

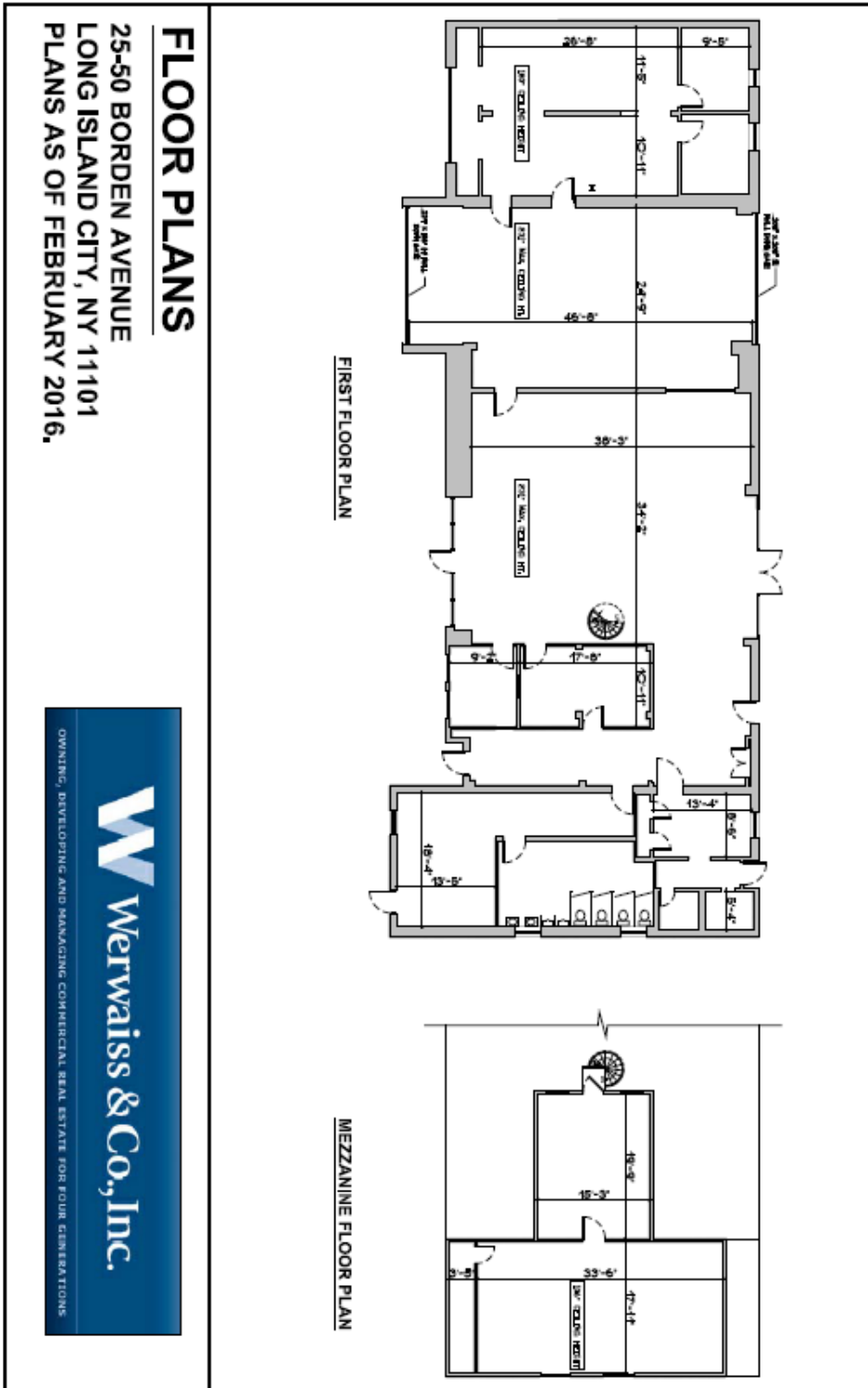
RENT: \$300,000 per annum/\$25,000 per month

ADDITIONAL INFORMATION: [www.werwaissandco.com](http://www.werwaissandco.com)

CONTACT: WERWAISS & CO., INC. (Exclusive Agent)  
708 Third Avenue - Suite 1630  
New York, New York 10017  
(212) 983-0044

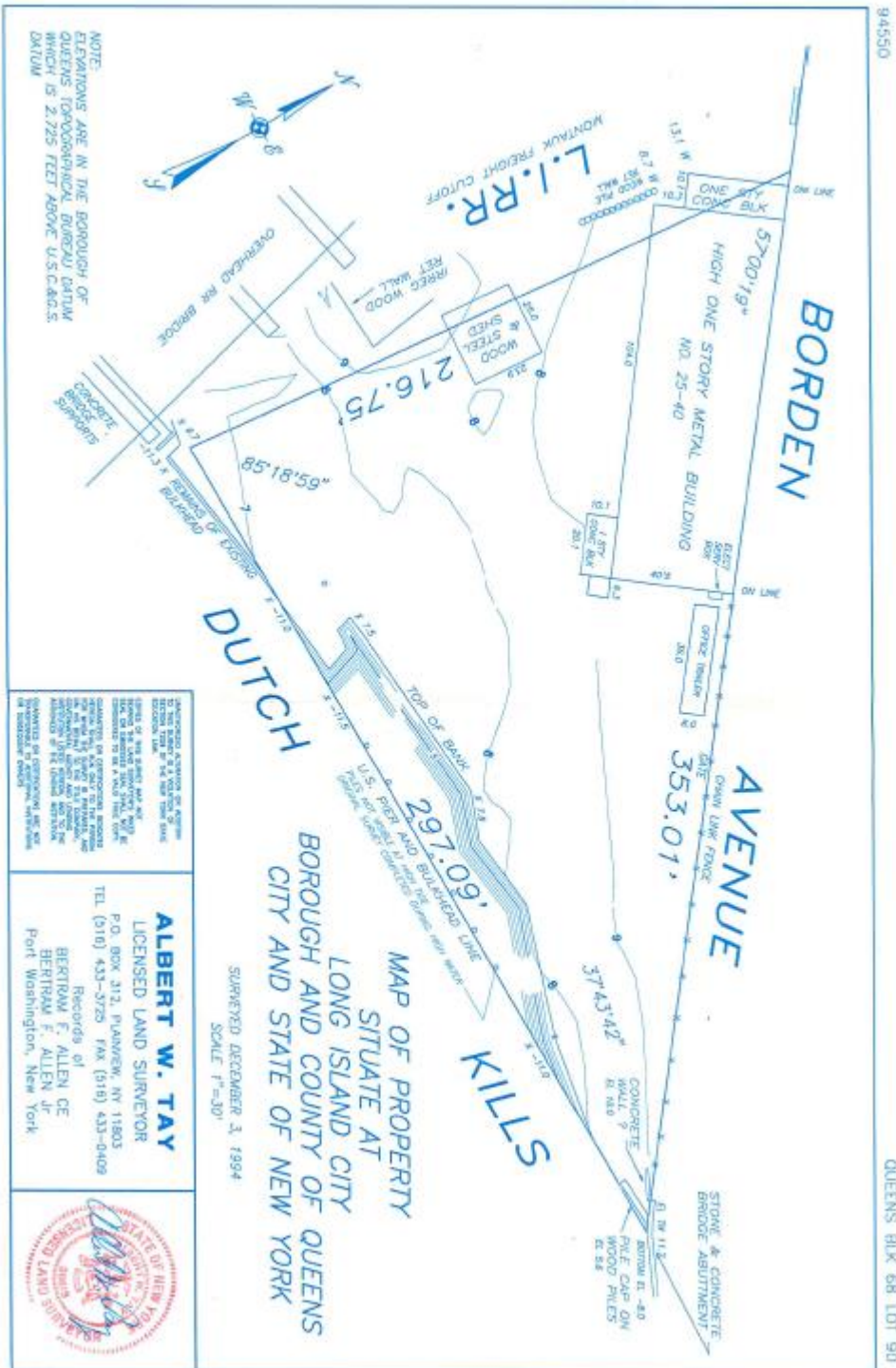
**\*\* Note: Property to be delivered with existing concrete plant and related equipment removed.**

All information furnished regarding property for sale, rental or financing is from sourced deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. BROKERS PROTECTED BY AGREEMENT ON FILE. 2/12/16



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2/12/16



94550

QUEENS BLK 68 LOT 90

NOTE:  
ELEVATIONS ARE IN THE BOROUGH OF  
QUEENS TOPOGRAPHICAL BUREAU DATUM  
WHICH IS 2.725 FEET ABOVE U.S.C.A.G.S.  
DATUM

ALBERT W. TAY  
LICENSED LAND SURVEYOR  
P.O. BOX 212, PLAINFIELD, NJ 07068  
TEL (910) 433-3725 FAX (910) 433-0409

Records of  
BERTHAM F. ALLEN CE  
BERTHAM F. ALLEN JR  
Port Washington, New York



MAP OF PROPERTY  
SITUATE AT  
LONG ISLAND CITY  
BOROUGH AND COUNTY OF QUEENS  
CITY AND STATE OF NEW YORK  
SURVEYED DECEMBER 3, 1994  
SCALE 1"=30'

rental or  
EMENT