



**38-25 10th St, Long Island City, NY 11101
For Lease
Two Story Industrial Building
4,500 SF Warehouse
2,000 SF Offices + 2,500 SF Free Balcony
6,000 SF of Parking Month to Month Across Street**

Exclusive Broker:

Jaffe Realty, LLC

Brian Jaffe

718-216-6626

Brian@Jaffe-Realty.com

By Appointments Only



23-68 48th St., Astoria NY Office (347) 730-5499 Cell (718) 216-6626

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal

- Building: 38-25 10th St.
6,500 SF Two story Building - 50' x 90'
4,500 SF on Ground, 2,000 SF Office
Block: 474 Lot: 21

*across the street..

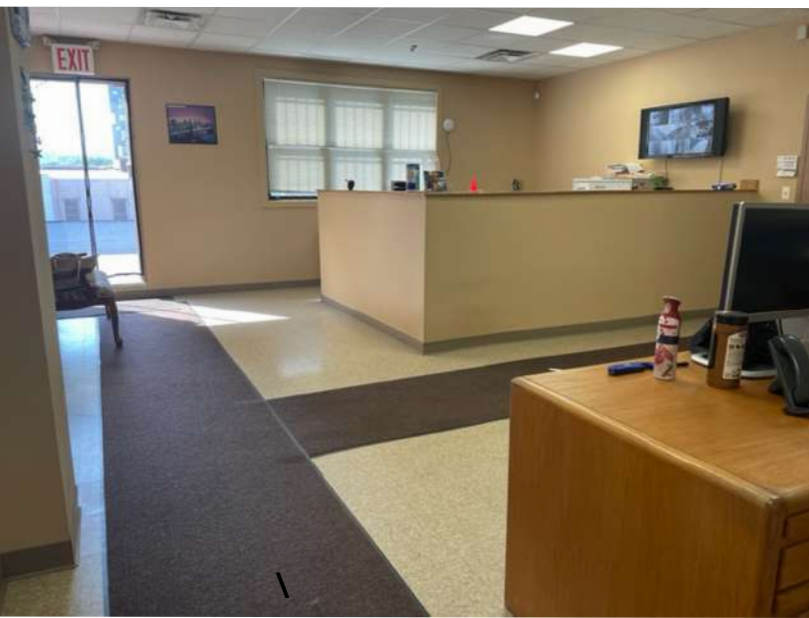
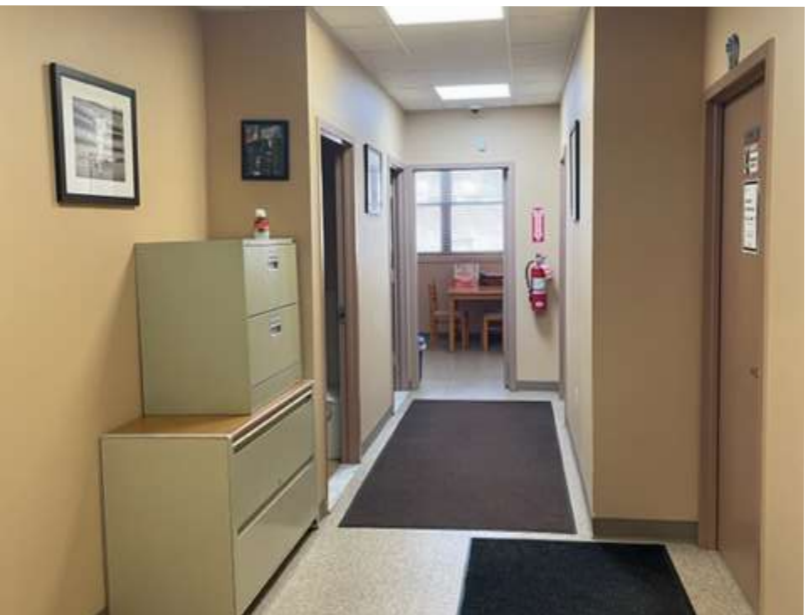
- Paved and Fenced Land: 6,000 SF - 60' x 100' (month to month ONLY)
- 17.11' to deck
- Fireproof
- No Columns
- Large Overhead Door, 2 Passenger Entrances
- Heavy Industrial Electrical Power
- Natural Light Throughout 4 Offices
- Conference Room, Kitchen, Two Bathrooms in Offices, One in Warehouse
- Security System
- 2,000 SF Large Balcony with City View
- M1-3 Zone
- Large Trap Drain by Overhead Door

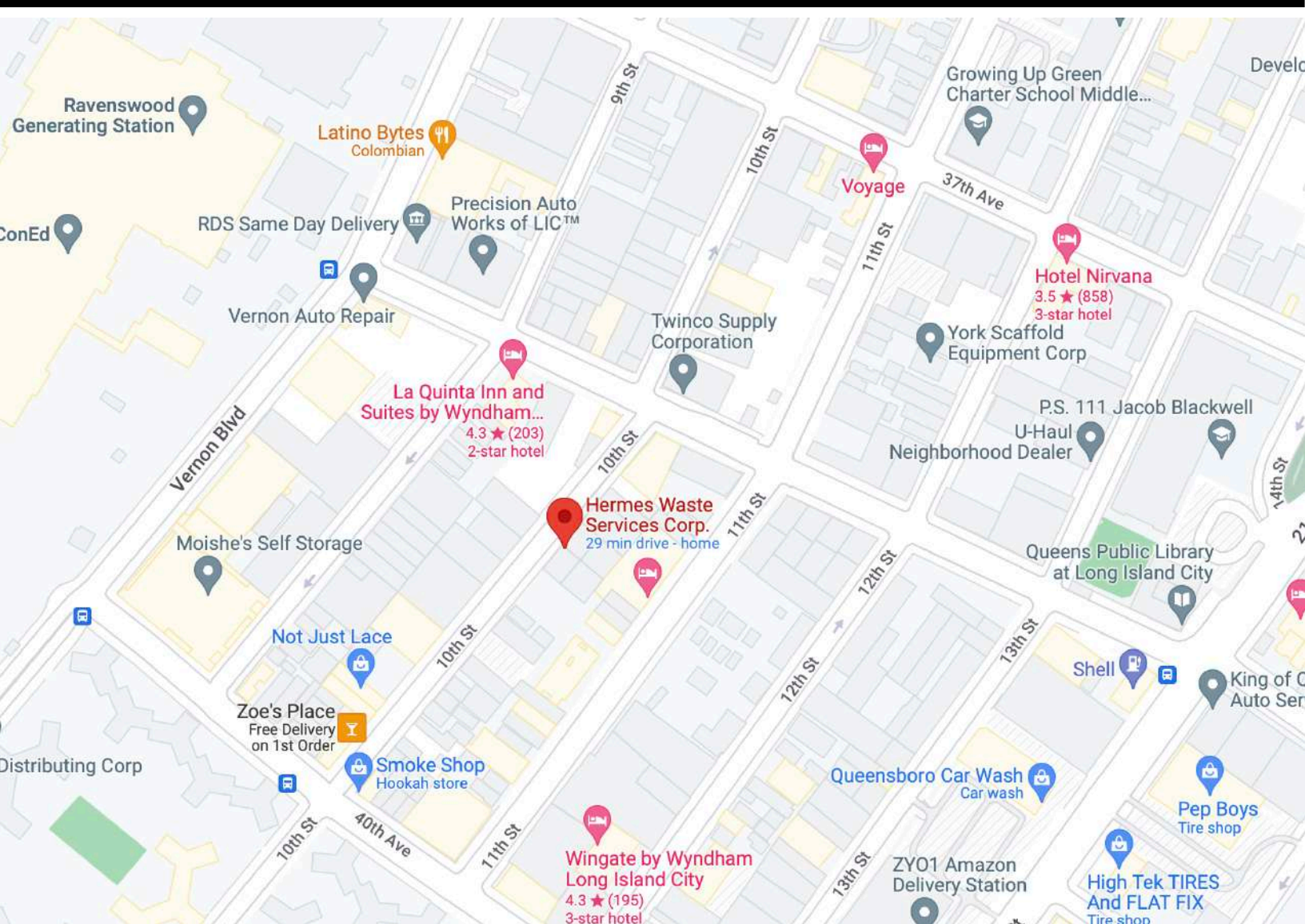


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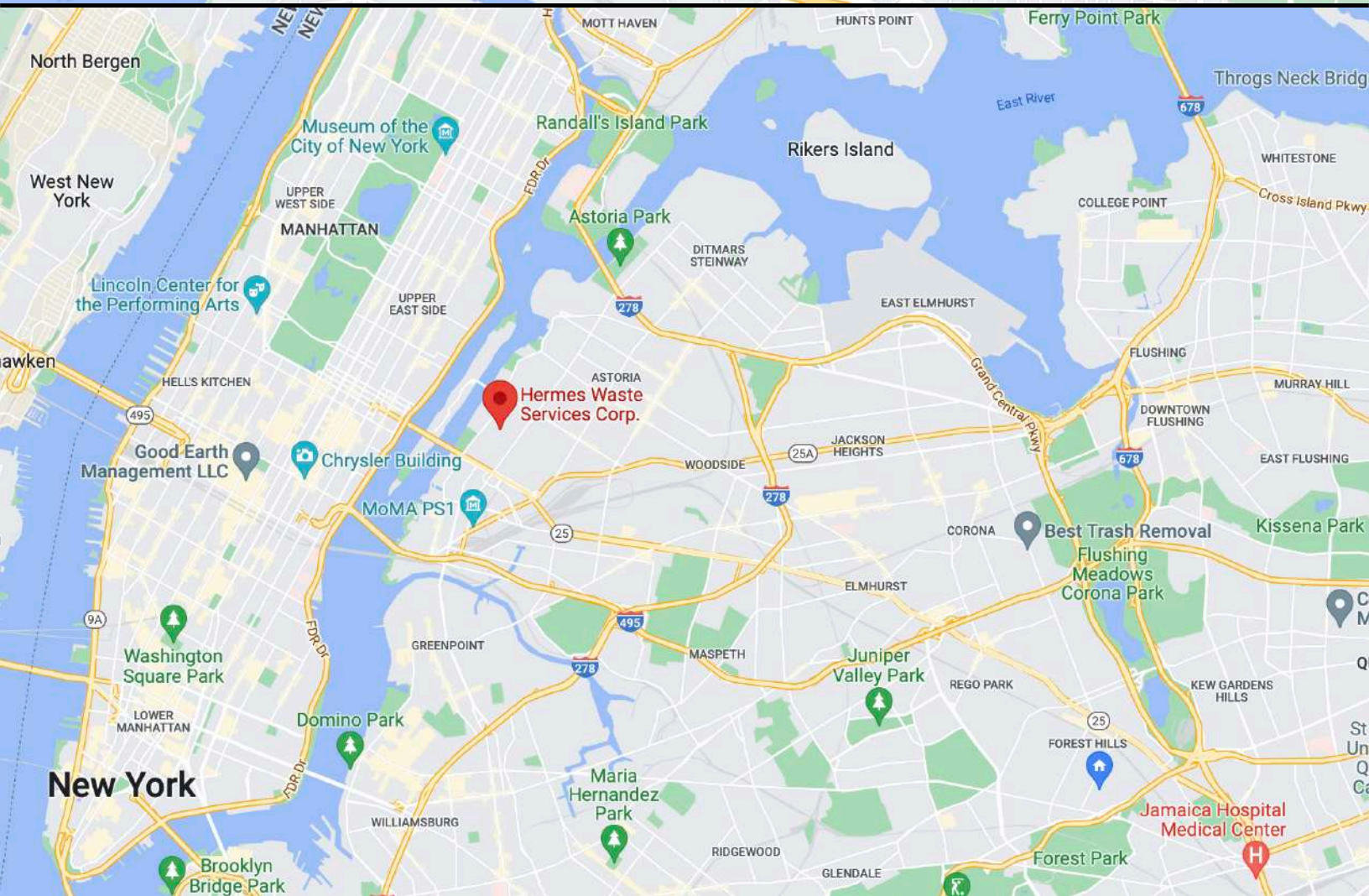
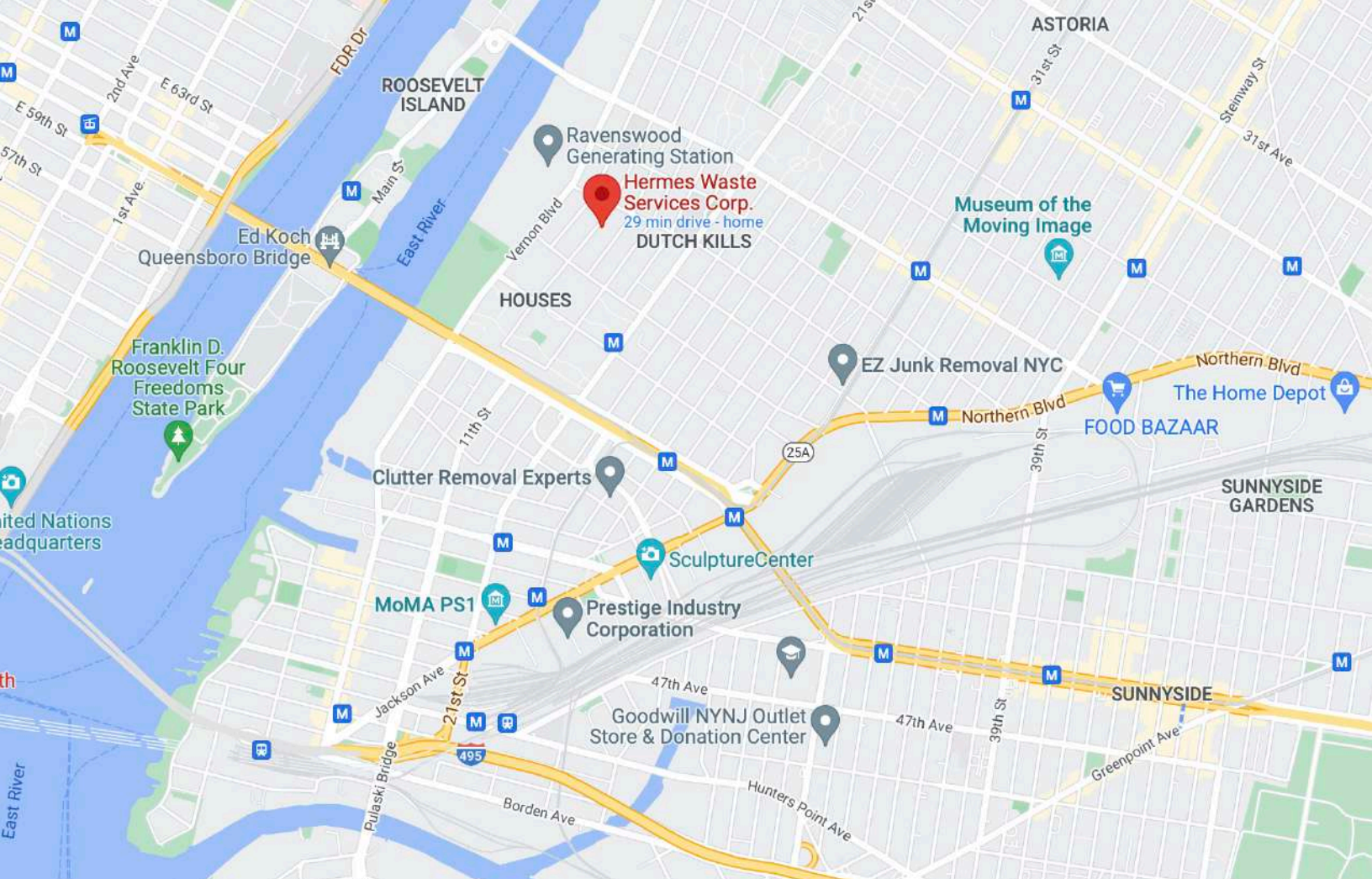
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Certificate of Occupancy

CO Number: 401968607F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 00474	Certificate Type: Final
	Address: 38-25 10 STREET	Lot Number(s): 21	Effective Date: 12/13/2005
	Building Identification Number (BIN): 4005370		
	Special District: None	Building Type: Altered	
This Certificate supercedes CO Number(s): None			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: OLD CODE: 1	Number of stories: 2	
	Building Occupancy Group classification: COM	Height in feet: 37	
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0	



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Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
MEZ		50		COM			STORAGE
001	8	OG		COM			COMMERCIAL VEHICLE (TRUCK) UG16 STORAGE AND TRUCKING TERMINAL UG17.
002	20	50		COM			OFFICES
END OF SECTION							

**Please contact Exclusive Broker for pricing
& tours by appointments only**

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