

FOR LEASE

**KALMON DOLGIN
AFFILIATES INC.**

101 RICHARDSON STREET
BROOKLYN , NEW YORK 11211
718 388 7700
www.kalmondolgin.com

THE REDSTONE BUILDING

**33-00 47TH AVE
LONG ISLAND CITY, NEW YORK 11101**

23,566 RSF GROUND FLOOR

**32,114 RSF 2ND FLOOR LOFT
W/ DIRECT GROUND FLOOR LOADING**

Neil Dolgin
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33-00 47th Ave

LONG ISLAND CITY

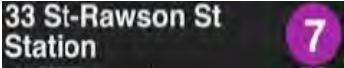
23,566 RSF & 32,114 RSF



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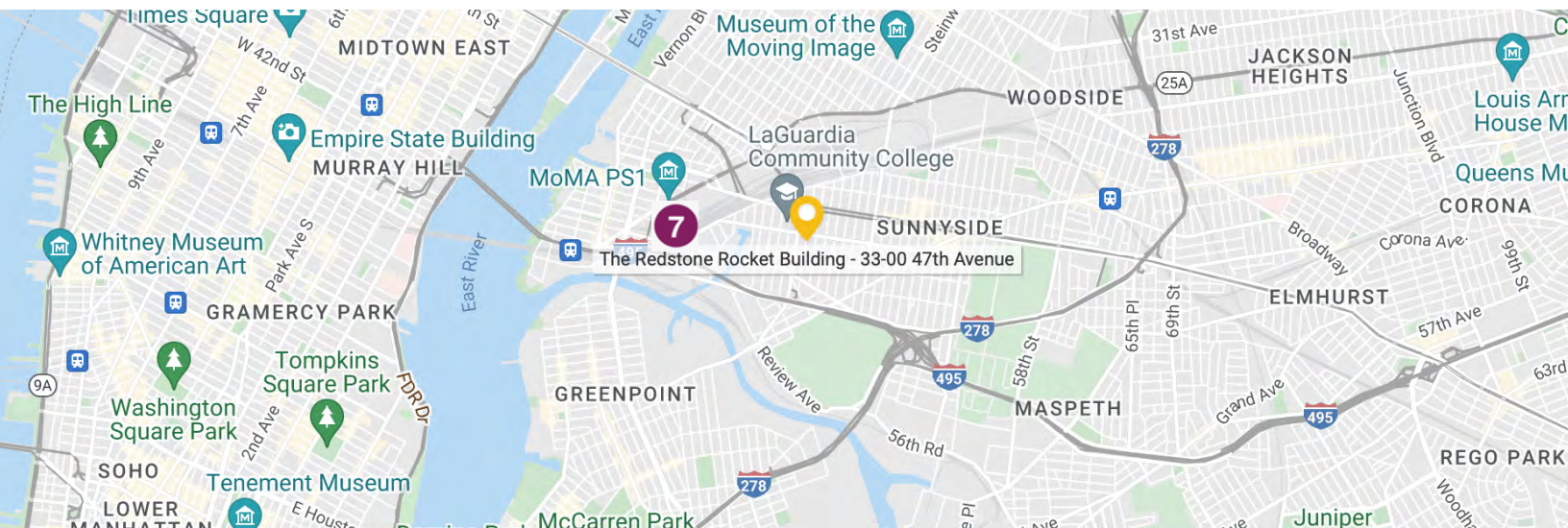


LOCATION

- Centrally located in Long Island City.
- One block to Queens Blvd
- One block to 
- Minutes to Manhattan
via Subway, Long Island Expressway,
Midtown Tunnel, 59th Street Bridge

AMENITIES

- Private Indoor Parking
- On-site café and catering service
- City views, new windows, abundant natural light
- Open floor plans
- Heavy power



33-00 47th Ave

LONG ISLAND CITY

23,566 RSF & 32,114 RSF



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THE REDSTONE BUILDING ECONOMIC INCENTIVES = \$15 - \$20 PER SF SAVINGS



REAP

Relocation and Employment Assistance Program (REAP) offers business income tax credits for relocating jobs — an annual credit of \$3,000 per eligible employee for twelve (12) years. For qualified tenants. *†



CEP

Commercial Expansion Program (CEP) program provides up to \$2.50 per square foot in rent credits for 3-5 years (10 years if manufacturing).*



ECSP

Energy Cost Savings Program (ECSP) for up to twelve (12) years reduces regulated energy costs up to 45%.*

* The information herein is not the product or responsibility of Ownership or Kalmon Dolgin Affiliates. No warranty or representation expressed or implied is made to the accuracy of the information and it is subject to errors, omissions, changes and withdrawal without prior notice.

† Subject to number of employees.

33-00 47th Ave

LONG ISLAND CITY

23,566 RSF - GROUND FLOOR

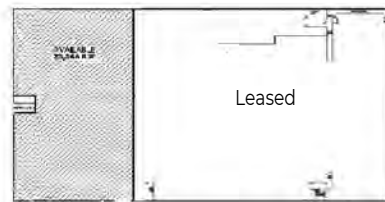
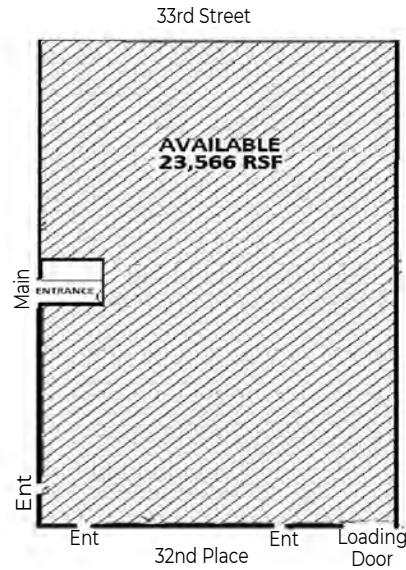


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Queens Blvd

33-00 47th Avenue



FOR FURTHER INFORMATION
PLEASE CONTACT
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Kalmon Dolgin
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23,566 RSF GROUND FLOOR

Ground Floor with Direct Street Access and Loading

Suitable for

-Industrial / Manufacturing / Last Mile Logistics
-Warehouse / Office / Flex Space

-Heavy Power - 800 Amps

-5,300 SF Office Area

-Private Attended Indoor Parking Available

33-00 47th Ave

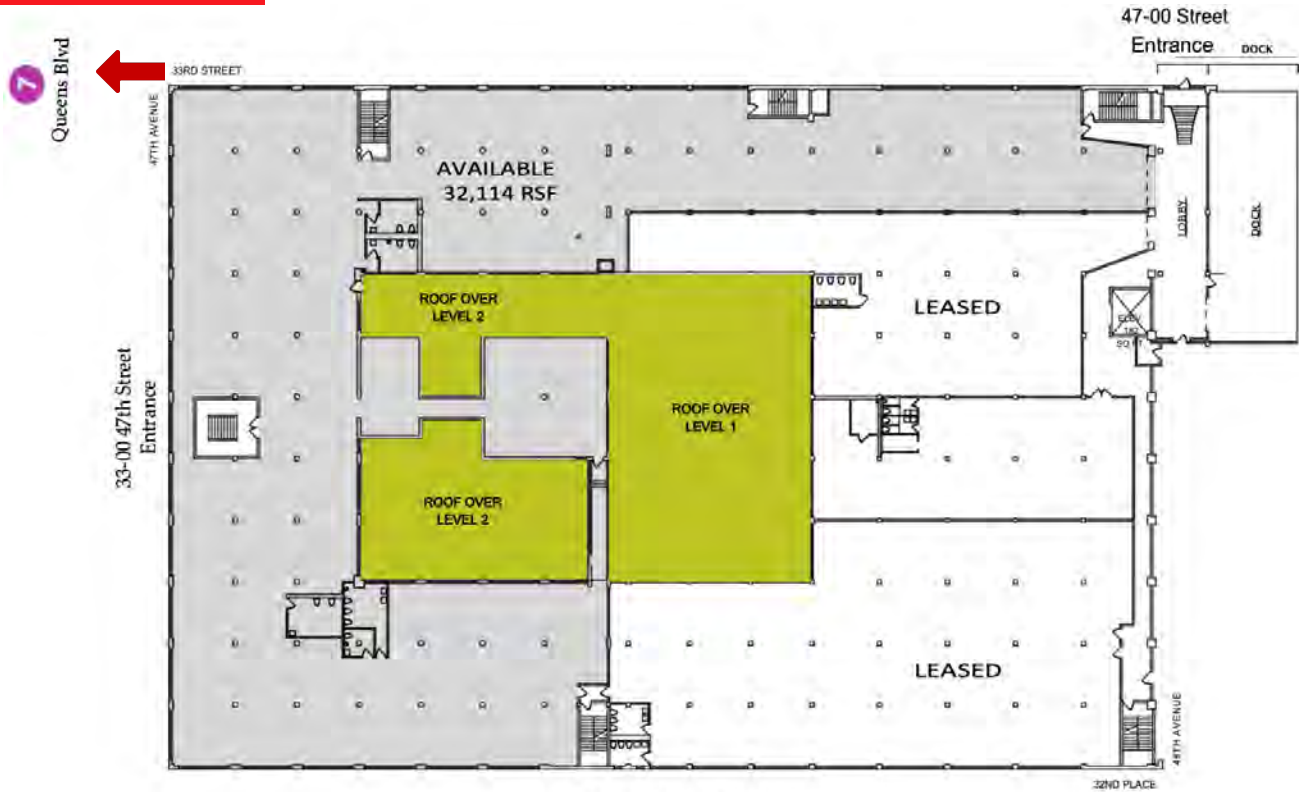
LONG ISLAND CITY

32,114 RSF - LOFT SPACE

WITH DIRECT GROUND FLOOR LOADING



FOR LEASE



PORTION 2ND FLOOR

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32,114 RSF 2ND FLOOR LOFT WITH DIRECT GROUND FLOOR LOADING

Suitable for Office / Manufacturing
Last Mile Logistics / Warehouse / Flex Space

- City Views / All New Windows
- Abundant Natural Light on 3 Sides
- Open Floor Plan
- Heavy Power - 1,200 Amps
- Direct Ground Floor Loading via 55' Interior Loading Dock with Staging Area
- Private Attended Indoor Parking Available