

Fully Equipped LIC Commissary

49-33 31st Place, Long Island City, Queens



DY
REALTY GROUP

EXCLUSIVE OFFERING

Property Information

LIC Food Production Facility For Lease
49-33 31st Place, Long Island City, Queens



Turnkey 50,000 SF Food Production Facility & Adjacent 28,000 SF Warehouse/Office Building **2 Year Sublease With Potential For Long-Term Tenancy Direct With Landlord**

This is a rare opportunity to secure a fully equipped food production facility and/or a substantial warehouse and office building in a prime Long Island City location. This leasing opportunity comprises two distinct, yet complementary, properties ideal for food production and distribution:

Section 1: 50,000 sf Fully Equipped Food Production Facility

Ready for Immediate Occupancy: This state-of-the-art 50,000 sf facility is meticulously designed and fully equipped for large-scale food production, minimizing startup costs and maximizing operational speed.

- Dedicated production areas with specialized flooring and drainage.
- Commercial-grade kitchen equipment (specific equipment list available upon request).
- Refrigerated and freezer storage spaces.
- Off-street loading docks with levelers
- Robust electrical and plumbing systems to support high-volume production.
- Sanitation and hygiene infrastructure meeting stringent industry standards.

Section 2: 28,000 sf Two-Story Warehouse and Office Building *(Available Separately or in Conjunction)*

This contiguous section offers a flexible combination of warehouse and office space, ideal for supporting the food production facility or serving as a standalone distribution hub.

- High ceilings for ample vertical storage.
- 2 drive-in doors for efficient receiving and shipping.
- Open floor plan allowing for customizable layout, including pass-throughs to the 50,000 sf section.
- 14,000 sf ground floor warehouse for dry goods or vehicle storage.
- 14,000 sf second floor adaptable to various office configurations.

Key Advantages:

- Prime Location: Unbeatable access to the LIE for rapid distribution.
- Turnkey Operation: Minimizes startup time and costs for food production.
- Flexible Options: Lease the food production facility, the warehouse/office building, or both.
- High-Capacity Infrastructure: Designed for high-volume production and distribution.
- Long Island City Advantage: Benefit from the area's thriving industrial and commercial environment.

Unlock unparalleled potential in the heart of Long Island City. Contact us today to schedule a viewing and explore the potential of this offering.



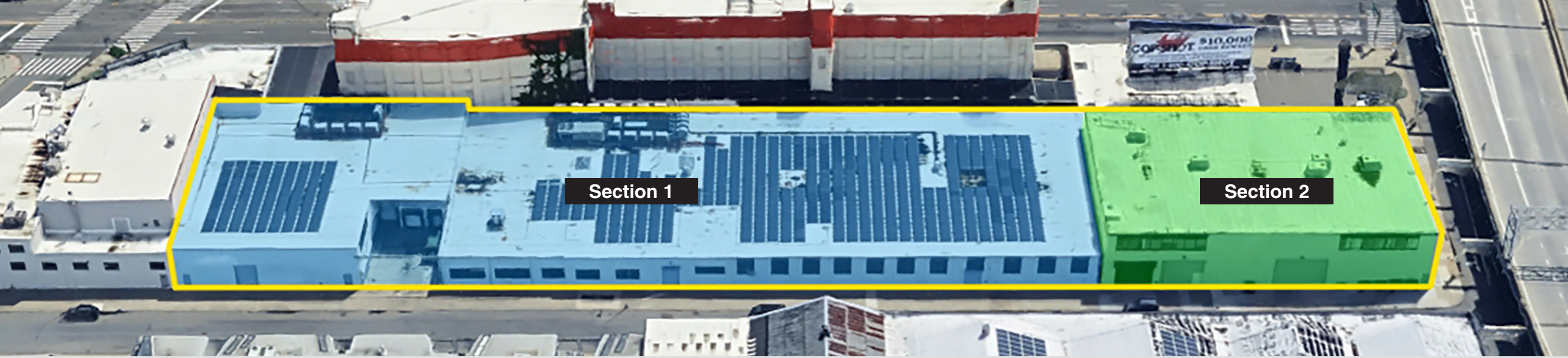
**For More Information or To Schedule
A Tour, Contact Exclusive Agents:**

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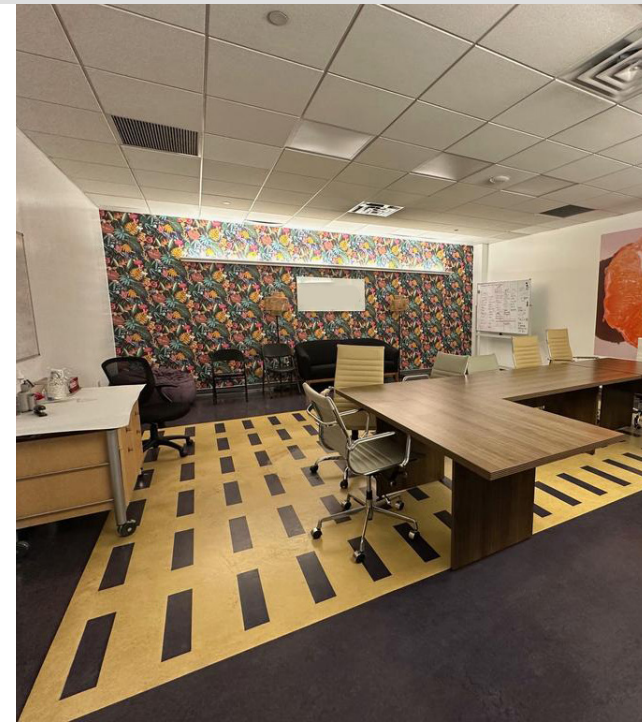
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Section 1: 50,000 sf Fully Equipped Food Production Facility

Section 2: 28,000 sf Two-Story Warehouse and Office Building



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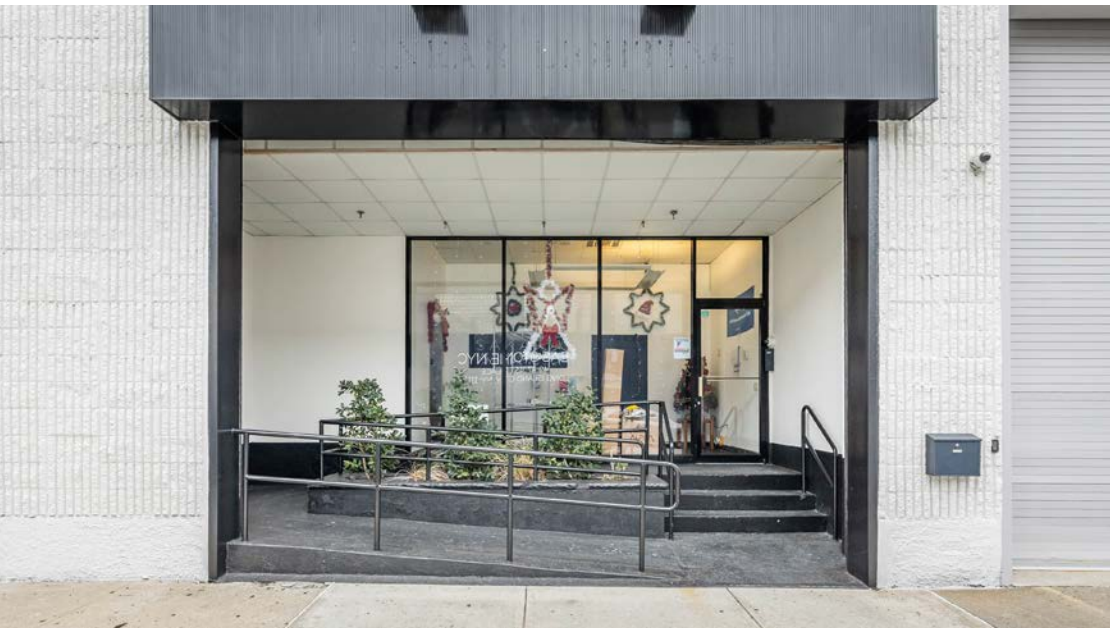
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Property Photos

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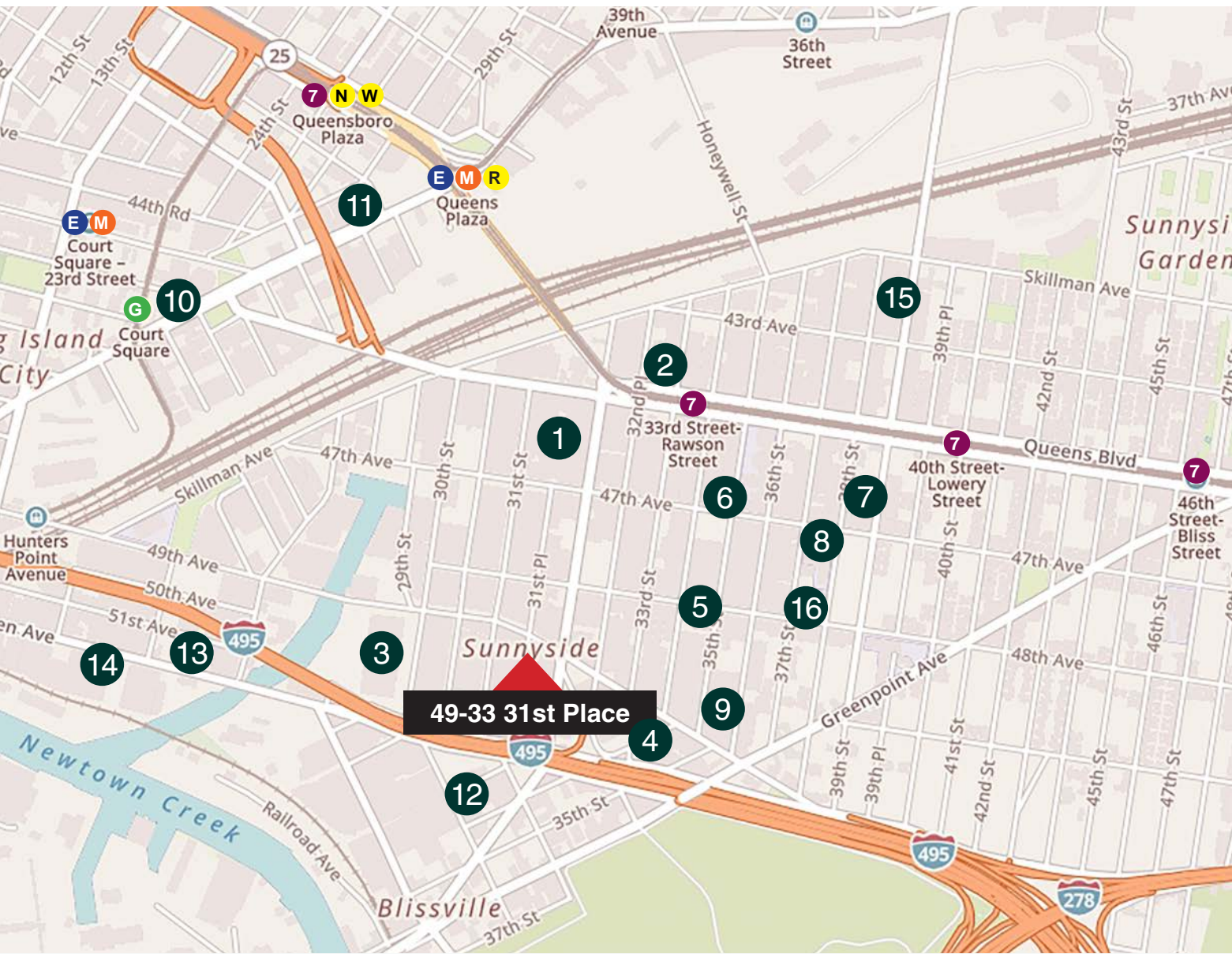
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Area Profile

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49-33 31st Place offers unbeatable convenience just steps away from Queens Boulevard. The 33 St-Rawson St 7 subway line is less than a mile from the building, ensuring swift commutes, while the Long Island Expressway and Brooklyn-Queens Expressway are less than a block away, providing seamless access to the Five Boroughs and beyond.

Beyond its connectivity, Long Island City is a thriving hub of culture, innovation, and commerce, attracting a diverse range of industries, creative professionals, and entrepreneurs. The area is teeming with world-class dining, art galleries, parks, and waterfront views, offering a balanced urban lifestyle. For businesses, this strategic location means the perfect blend of local and city-wide accessibility, making it a prime location for all commercial and industrial users.

7

0.7 Miles

INTERSTATE
495

0.2 Miles

INTERSTATE
278

1.2 Miles

- | | |
|--------------------------------|------------------------------|
| 1 LaGuardia Community College | 9 Maquette Fine Art Services |
| 2 LIC YMCA | 10 MoMA PS1 |
| 3 FedEx Ground | 11 Aloft Long Island City |
| 4 New Castle Building Products | 12 Silvercup Studios East |
| 5 HUB LIC | 13 Swing Staging |
| 6 FDNY | 14 Kenseal |
| 7 CubeSmart Self Storage | 15 QBK Sports |
| 8 Queens Technical School | 16 Nouveau Elevator |

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Van Dam Street

Hunters Point Avenue

31st Place



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