

THE SOLARIUM – 25,647 RSF – LONG ISLAND CITY

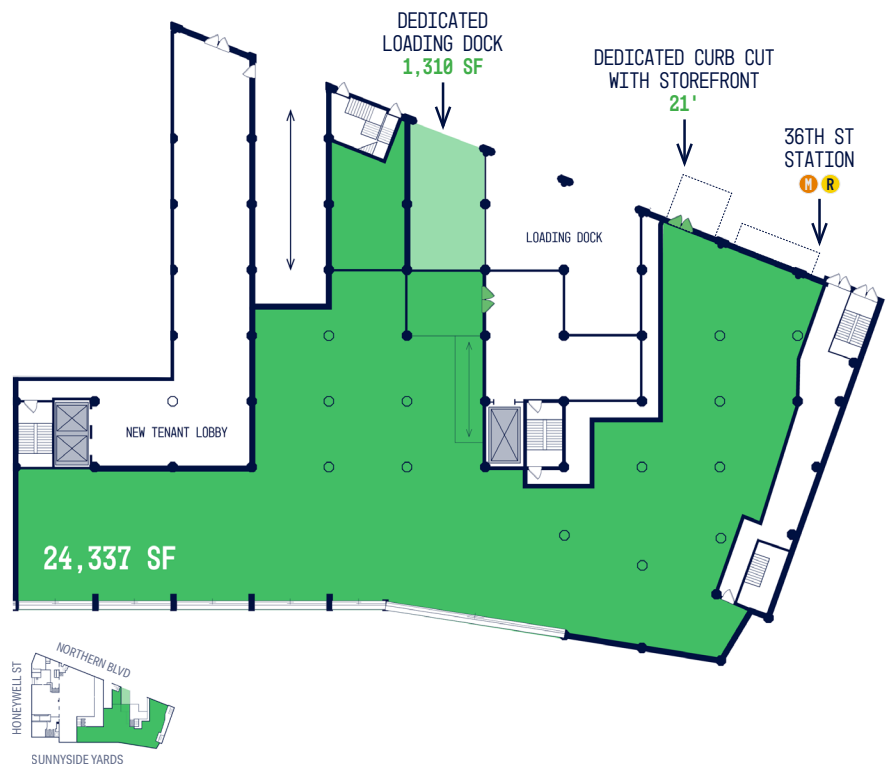


SOLARIUM HIGHLIGHTS

- **1,310 SF** Dedicated loading dock
- **32 Foot** Ceiling heights
- **36th St** Subway stop (M & R) adjacent
- **Signage** Opportunity adjacent to LIRR & Amtrak
- **21 Foot** Dedicated curb cut with storefront (ability to drive into space)

SPACE SPECS

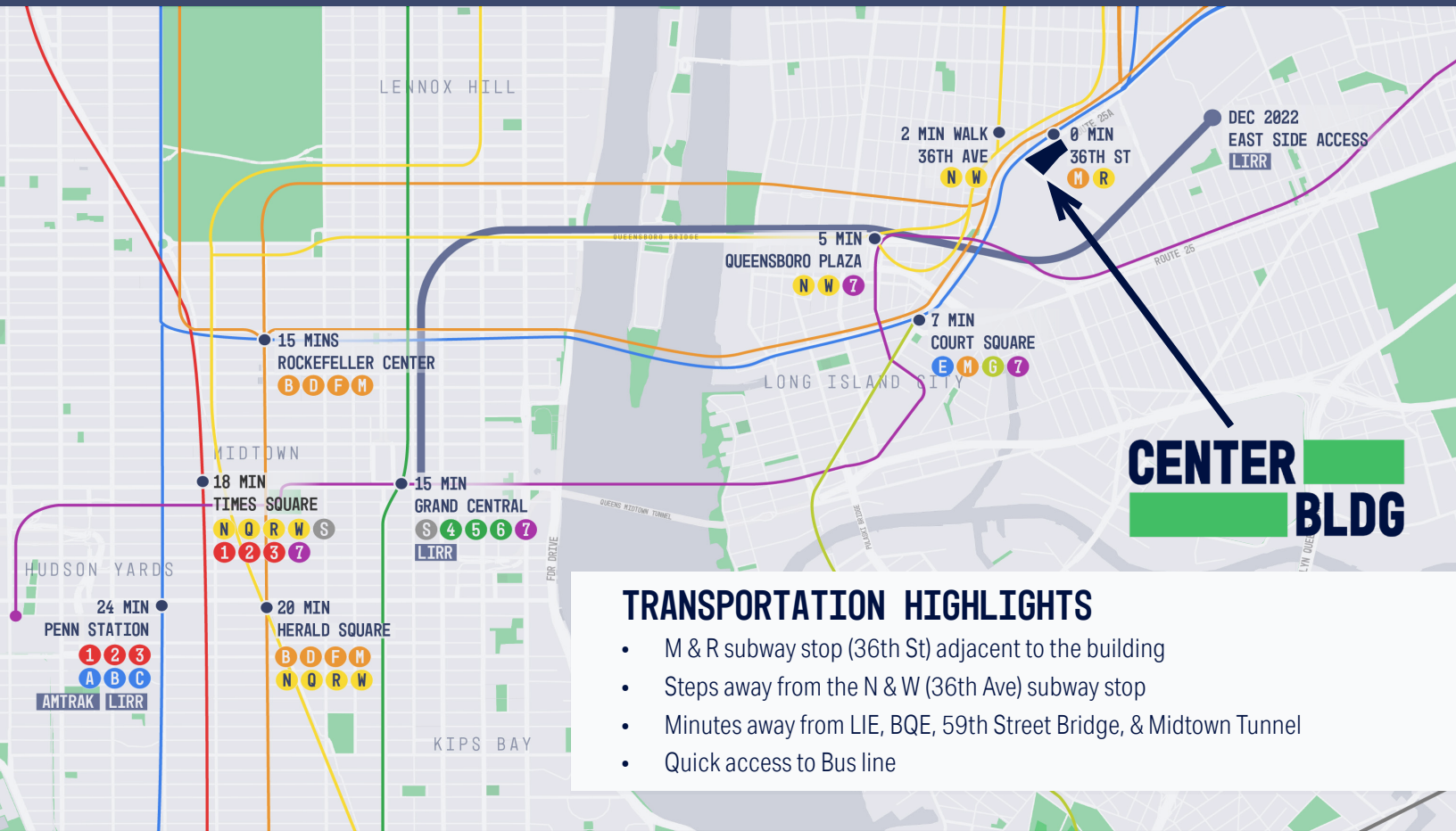
- Available SF:** 25,647
- Zoning:** M1-5
- Space Use:** Industrial, storage, logistics
- Floor:** Ground, at grade
- Parking:** On site
- Access:** 24 hours



CONTACT

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TRANSPORTATION



TRANSPORTATION HIGHLIGHTS

- M & R subway stop (36th St) adjacent to the building
- Steps away from the N & W (36th Ave) subway stop
- Minutes away from LIE, BQE, 59th Street Bridge, & Midtown Tunnel
- Quick access to Bus line

ATRIUM FRONTAGE ON NORTHERN BLVD



EXTERIOR OF THE SOLARIUM - 1929



COMMENTS

Designed in 1912 by celebrated architect Albert Kahn, The Center Building has maintained its timeless character boasting large floor plates, exceptional ceiling heights, and onsite parking. Strategically located on one of Long Island City's busiest thoroughfares; the building is steps away from five different subway lines, minutes away from the LIE, BQE, 59th St Bridge, and Midtown Tunnel. The Center Building's unique features make this a desirable location for all warehouse, storage, logistics, and office uses.

Building size:	8 Floors + Basement, 559,000 SF
Floor plates:	62,000 SF - 79,000 SF, 12'3" ceiling height
Floor loads:	Heavy (150 lbs PSF)
Loading docks:	3 on Northern Boulevard
Parking:	On site (in basement)
Renovations:	Modernize elevators, lobbies, and cooling systems Renovation Plan: in the near future, ownership plans on renovating the building's lobbies as well as modernizing the elevators and the cooling systems.

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