



**21-07 41ST AVENUE**  
LONG ISLAND CITY



HIMMEL+MERINGOFF

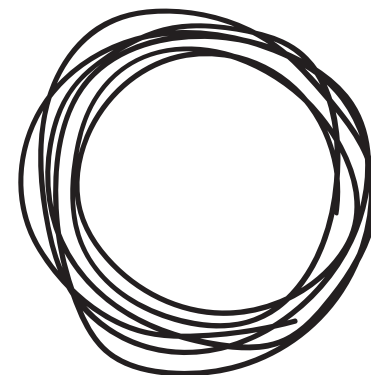


[noodlefactorylic.com](http://noodlefactorylic.com)

The Noodle Factory @ 21-07 41st Avenue is an established, premier six-story property that anchors the exciting redevelopment of the thriving business and community of Long Island City.

The property offers commercial loft spaces and flexible floor plans, huge windows with expansive views, high ceilings and efficient spaces. The location provides access to all subway and transportation hubs within a ten-minute proximity to Midtown Manhattan.

Noodle Factory is located steps away from the F train subway station and few blocks to the Queensboro Bridge and Midtown Tunnel.



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**LONG ISLAND CITY**

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**6 STORIES OFFICE FLEX WAREHOUSE SPACES**

**FULL & PARTIAL FLOORS**

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# STEPS TO F TRAIN STATION & QUEENSBORO BRIDGE 8 MINUTES FROM MANHATTAN

21-07 41ST AVENUE  
LONG ISLAND CITY

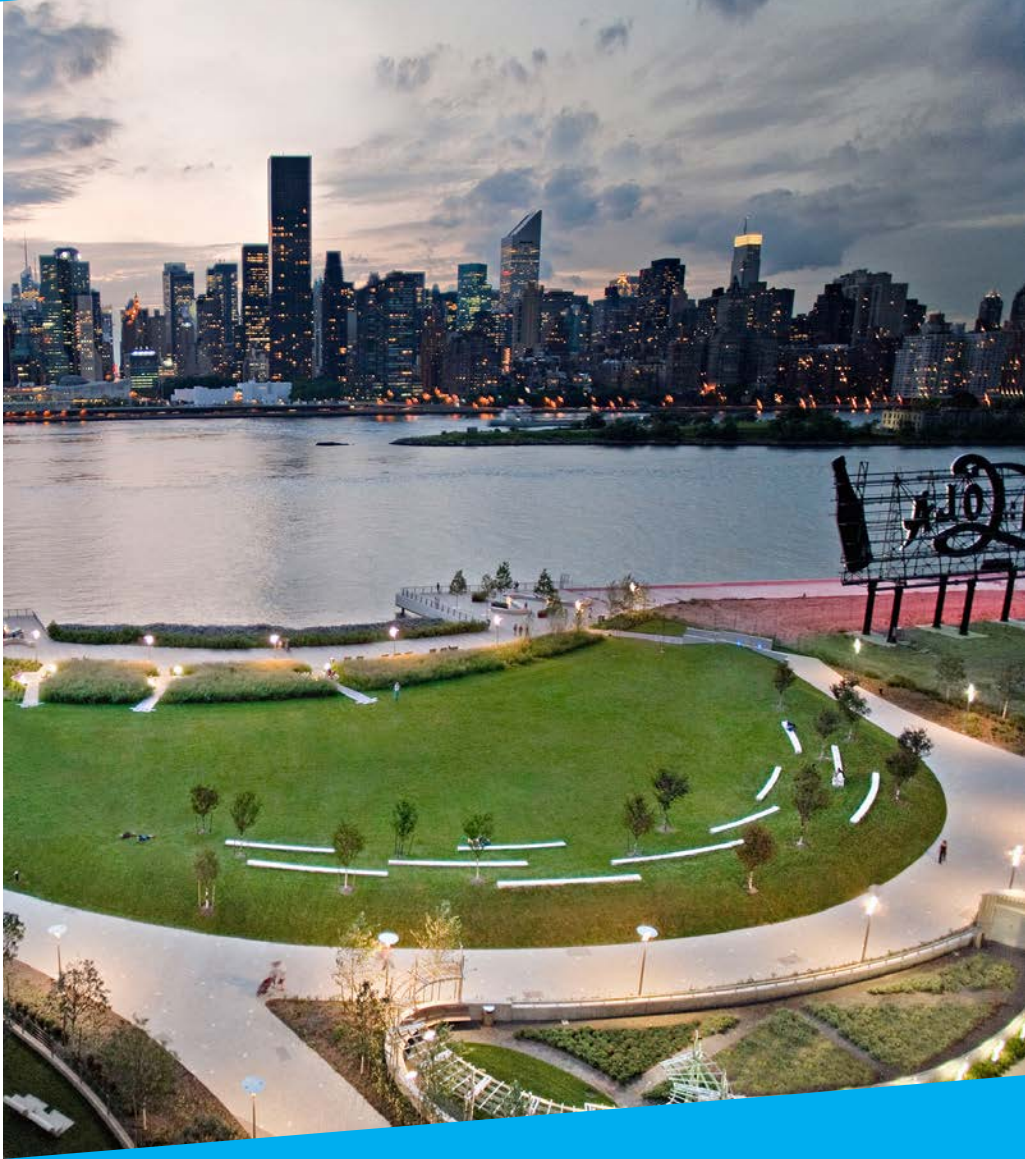




# EPICENTER OF LONG ISLAND CITY



QUEENS PLAZA BIKE PATH



GANTRY PARK

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**21-07 41ST AVENUE**  
LONG ISLAND CITY

# BUILDING SPECIFICATIONS

## **TOTAL BUILDING AREA**

118,500 rentable square feet

## **NUMBER OF FLOORS**

(6) Total — Five stories plus ground level

## **ENTRANCES**

Tenant/Guest entrance on 41st Avenue  
Service/Delivery entrance at loading dock

## **LOADING DOCKS & VEHICULAR ACCESS**

- (1) One full height loading dock with a capacity for two (2) 25 ft. trucks
- (2) Two 11ft rolling gates with access to the ground level

## **ELEVATORS**

- (1) One passenger elevator capacity of 5000 lbs. — 13' D x 7'8" H x 4'9" W
- (1) One freight elevators capacity of 8000 lbs. — 17'9" D x 8'7" H x 7'6" W

## **WINDOWS**

Metal framed double hung windows

## **FLOOR LOAD**

125 psf

## **COLUMN SPACING**

N-S E-W  
18' x 23'

## **CEILING HEIGHTS**

1st to 5th floor - ceiling 11'8"  
Basement - ceiling 12'1

## **HVAC**

Gas & Electric Heaters — individual thermostats  
Air Cooled Units

## **POWER**

4000 amp, 220-volt, three-phase,  
(4) four-wire main distribution panels — 600Amp/floor (approx)

## **SIGNAGE**

Roof mounted large steel framed billboard - 90'W x 32'H

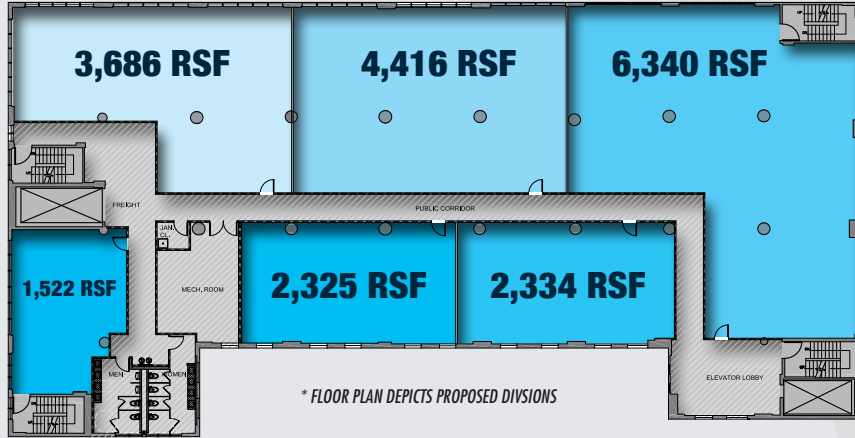
## **SKYLIGHTS**

(6) Six saw-tooth skylights along the length of the roof

## **ZONING**

M-1-3 Manufacturing District

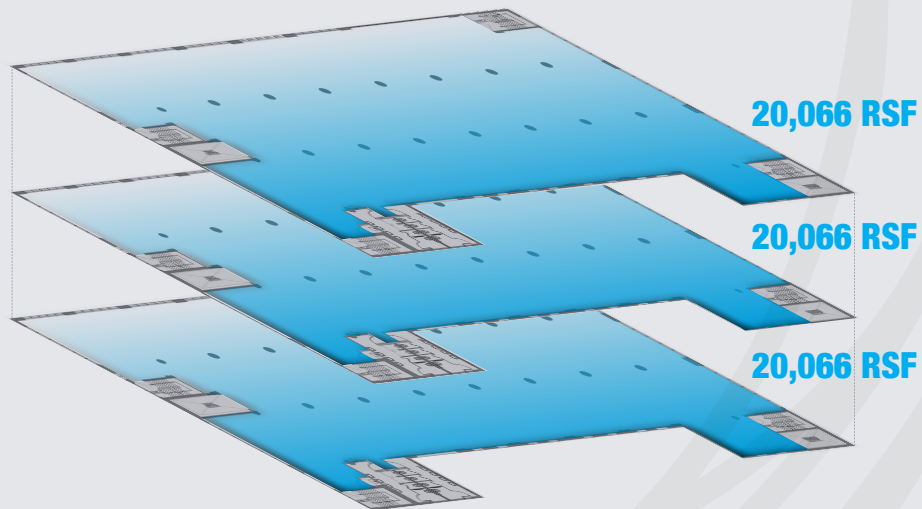




**SUITES  
AVAILABLE**

**1,500 RSF -  
6,000 RSF**

**FLEXIBLE OPTIONS TO CREATE YOUR OWN SPACE**



**UP TO  
60,000 RSF**

**CONTIGUOUS  
BLOCKS  
AVAILABLE**



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**LONG ISLAND CITY**

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