



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE









43-23 35TH STREET

LONG ISLAND CITY, NY 11101

17,500 Sq. Ft. 1-Story Building at 7 Train

10,000 Sq. Ft. High-Ceiling Warehouse
with 7,500 Sq. Ft. Finished Office Space.
Best Long Island City Location.

TYPE
Industrial / Office

 SQUARE FT. 17,500 <small>RSF</small>	 ZONING M1-4
 CLEAR HEIGHT 18'	 PARCEL ID 222 <small>BLOCK</small>
 LOADING 2 <small>Drive-in Doors</small>	 17 <small>LOT</small>

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

PICTURES

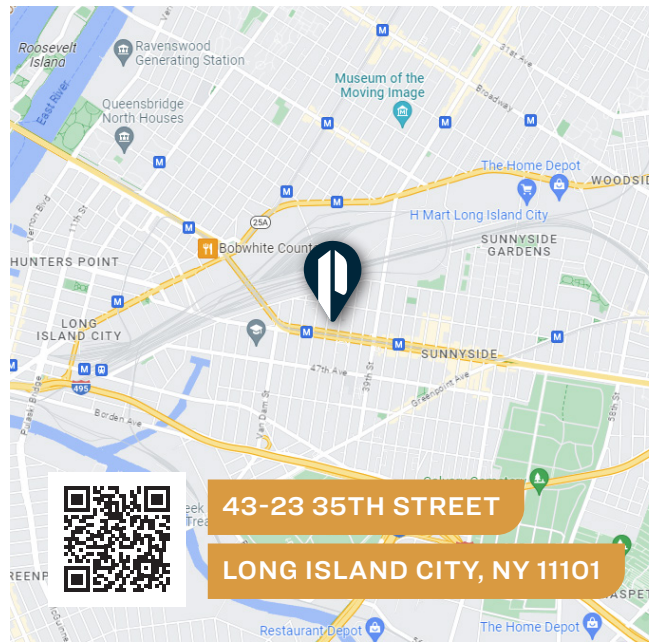


Property Overview

FEATURES

17,500 SQ. FT. 1-STORY BUILDING

- 7,500 Sq. Ft. Offices
 - ADA Accessible
 - Lobby/HVAC
 - Executive Offices
 - Conference Room
 - Bullpen Area
 - Security System
 - Wired for High-Speed Fiber Optic Internet
 - Private and Common Areas
- 10,000 Sq. Ft. Warehouse
 - 18' Ceilings
 - 2 large Drive-In Doors
 - Gas Heaters
 - Heavy Power



43-23 35TH STREET
LONG ISLAND CITY, NY 11101

TRANSPORTATION

7 33RD STREET / RAWSON STREET



NORTHERN BOULEVARD
QUEENSBORO BRIDGE
LONG ISLAND EXPRESSWAY
BROOKLYN-QUEENS EXPY



Q32, B60: QUEENS BLVD / 35TH STREET



34-07 Steinway Street, Suite 202
 Long Island City, NY 11101
 718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



PAUL BRALOWER
 Associate Broker
pbralower@pinnaclereny.com
 718-371-6402



JAMES EGE
 Salesperson
jege@pinnaclereny.com
 718-371-6423



BRENDAN BURKE
 Associate Broker
bburke@pinnaclereny.com
 718-371-6403