



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



36-40 37TH STREET

LONG ISLAND CITY, NY 11101

One of a Kind Opportunity in the Heart of LIC!

Fully Leased-Multi Tenanted
Opportunity

Type

**Warehouse / Industrial / Investment
Office / Loft / Flex**



SQUARE FOOT

27,500_{SF}



ZONING

M1-1



CLEAR HEIGHT

12' - 18'



PARCEL ID

636

BLOCK



LOADING

1 DRIVE-IN



43

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

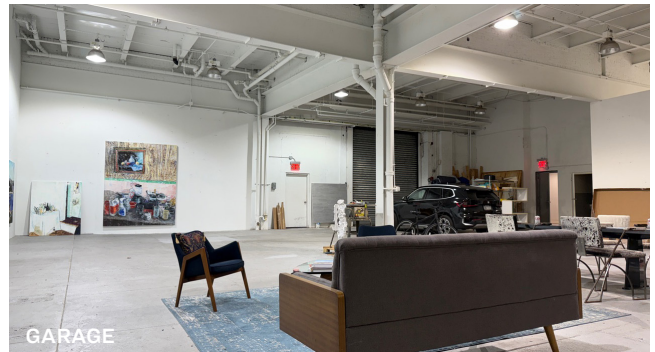
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Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale of 36-40 37th Street, Long Island City, NY. This ideally located, 27,500 Sq. Ft. 3-story industrial/commercial building is just minutes to the 59th Street/Queensboro Bridge and Manhattan, and 2 blocks to the E, F, M & R trains. The site benefits from excellent public transportation access via the subway and buses. A stone's throw from Northern Blvd., the property's central location also enables convenient access to major routes serving the boroughs of NYC and the tri-state metropolitan area. This rare industrial/commercial property is located in an M1-1 zoning district. The property is also located in a designated Opportunity Zone and IBZ and is perfectly positioned to serve the ever-growing demand for warehousing, distribution, biotech, research & development, medical facilities, creative, and office uses. The Investment offers investors a perfect opportunity to own a fully leased property with a diversified tenant roster in the flourishing, continuing to develop LIC/Astoria neighborhood.

Features

- Pristine 3-Story Building
- Ground Floor Drive-In Access
- 1 Elevator
- Fireproof Construction
- Fully Sprinklered
- Gas Heat
- 600 Amps of Power



TRANSPORTATION

- M R** 36TH STREET
- N W** 36TH AVENUE
- E F R** QUEENS PLAZA

- CAR** NORTHERN BLVD
- 59TH BRIDGE
- MIDTOWN TUNNEL
- BROOKLYN
- QUEENS EXPY

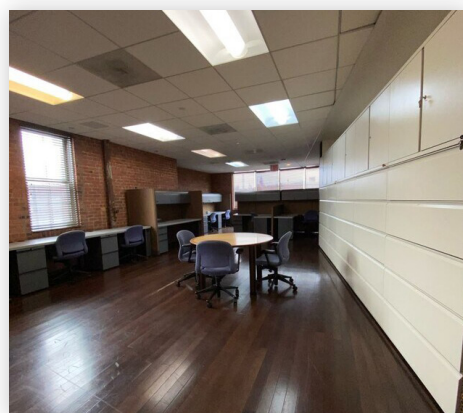
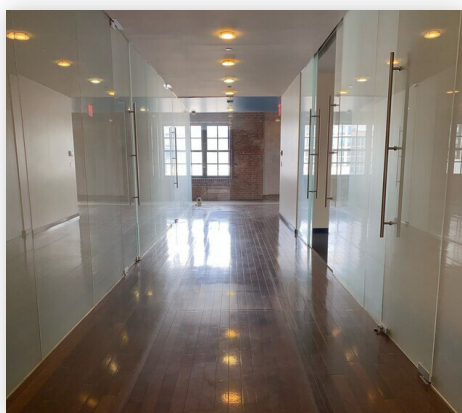
- MTA Bus** Q101: STEINWAY ST/NORTHERN BLVD



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INTERIOR PICTURES



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