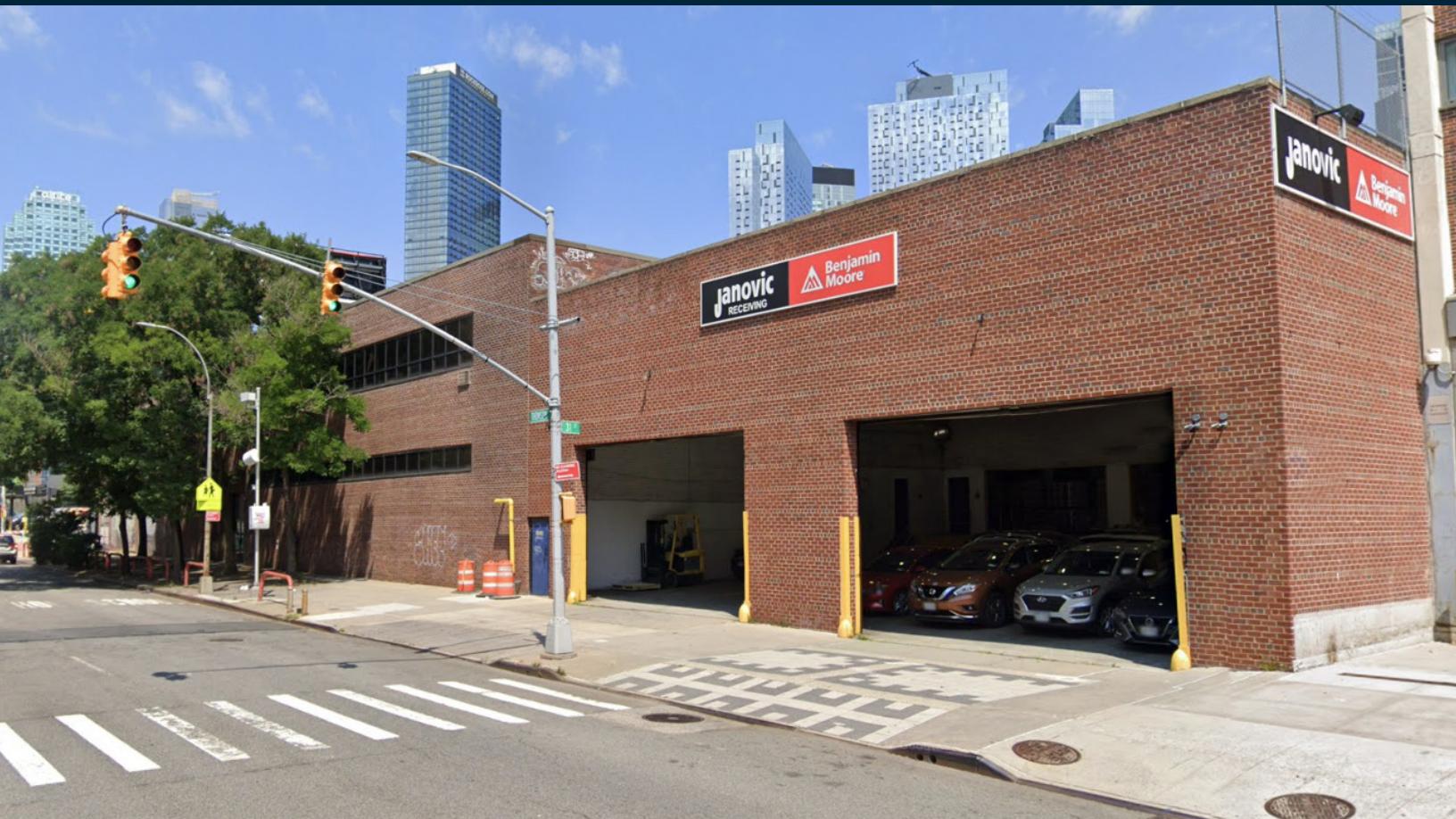




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



30-35 THOMSON AVENUE

LONG ISLAND CITY, NY 11101

Premier LIC Industrial Building with Parking Situated at the Queensboro Bridge

New Divisions of 21,530 Sq. Ft.
Plus Loading/Parking and
21,580 Sq. Ft. Available!

PRICE

Upon Request

TYPE

Warehouse / Office

 **SQUARE FT.**

52,343 RSF

 **ZONING**

M1-4

 **CLEAR HEIGHT**

15' - 24'

 **PARCEL ID**

275
BLOCK

 **LOADING CAPACITY**

6 Interior Loading
Platforms

 **LOT**

 **ELECTRIC POWER**

600 AMPS/3 PHASE

718-784-8282 / PINNACLERE NY.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.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce it has been appointed exclusive leasing agent for 30-35 Thomson Avenue, a premier industrial/distribution facility located in the heart of Long Island City, NY.

This well-positioned 52,343-square-foot property offers exceptional convenience, flexibility, and access, making it an outstanding choice for logistics, e-commerce, commercial and industrial users. Situated just one block from the 59th Street / Queensboro Bridge entrance ramp, the site provides immediate access to Manhattan, the Long Island Expressway (I-495), and all five boroughs, as well as the greater Tri-state area. Its prime location is further supported by public transportation options, with the 7 train only three blocks away, and the E, M, and R trains just five blocks from the site.

The building has over 300 feet of frontage on Thomson Avenue, delivering exceptional visibility and ease of access. Inside, the property features six interior loading docks capable of accommodating large tractor-trailers. These docks also offer the flexibility to be repurposed for indoor parking or staging areas depending on operational needs.

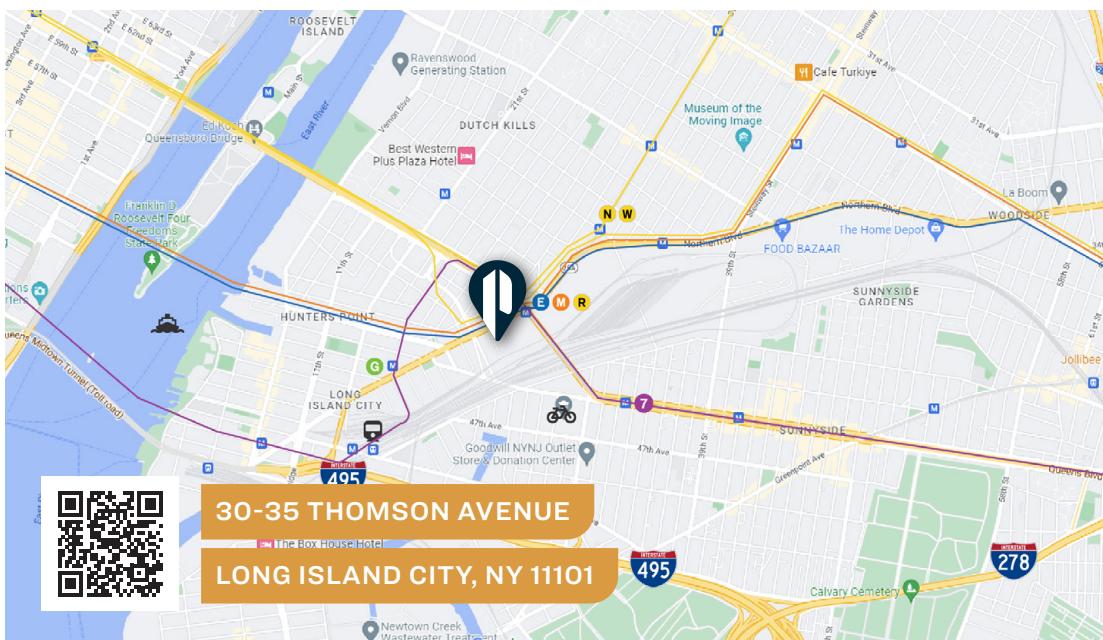
A rare on-site 6,000-square-foot private parking lot enhances the property's versatility with the potential to add a new additional large exterior loading platform designed to accommodate multiple large trucks simultaneously or to be kept as exterior parking.

The layout of the facility can be configured into multiple divisions to support either single or multi-tenant occupancy, accommodating users with varying size, space and operational requirements.



FEATURES

- **Lot Size:** 50,000 Sq. Ft.
- **Building Size:** 52,343 Sq. Ft.
- **Ground Floor:** 44,000 Sq. Ft.
- **2nd Floor:** 8,343 Sq. Ft. A/C Offices
- **Ceiling Height:** 15'-24'
- **Loading:** 6 Interior Loading Platforms
- **Electric Service:** 600 amps/3 phase
- **Construction:** Fireproof + Fully Sprinklered
- **Exterior Parking:** 6,000 Sq. Ft.
- Potential to add a new additional large exterior loading platform to accommodate multiple large trucks.
- **Divisions Available**



TRANSPORTATION



NORTHERN BLVD,
QUEENS BLVD,
JACKSON AVE,
QUEENSBORO
BRIDGE, LI EXPY,
BROOKLYN-QUEENS
EXPY

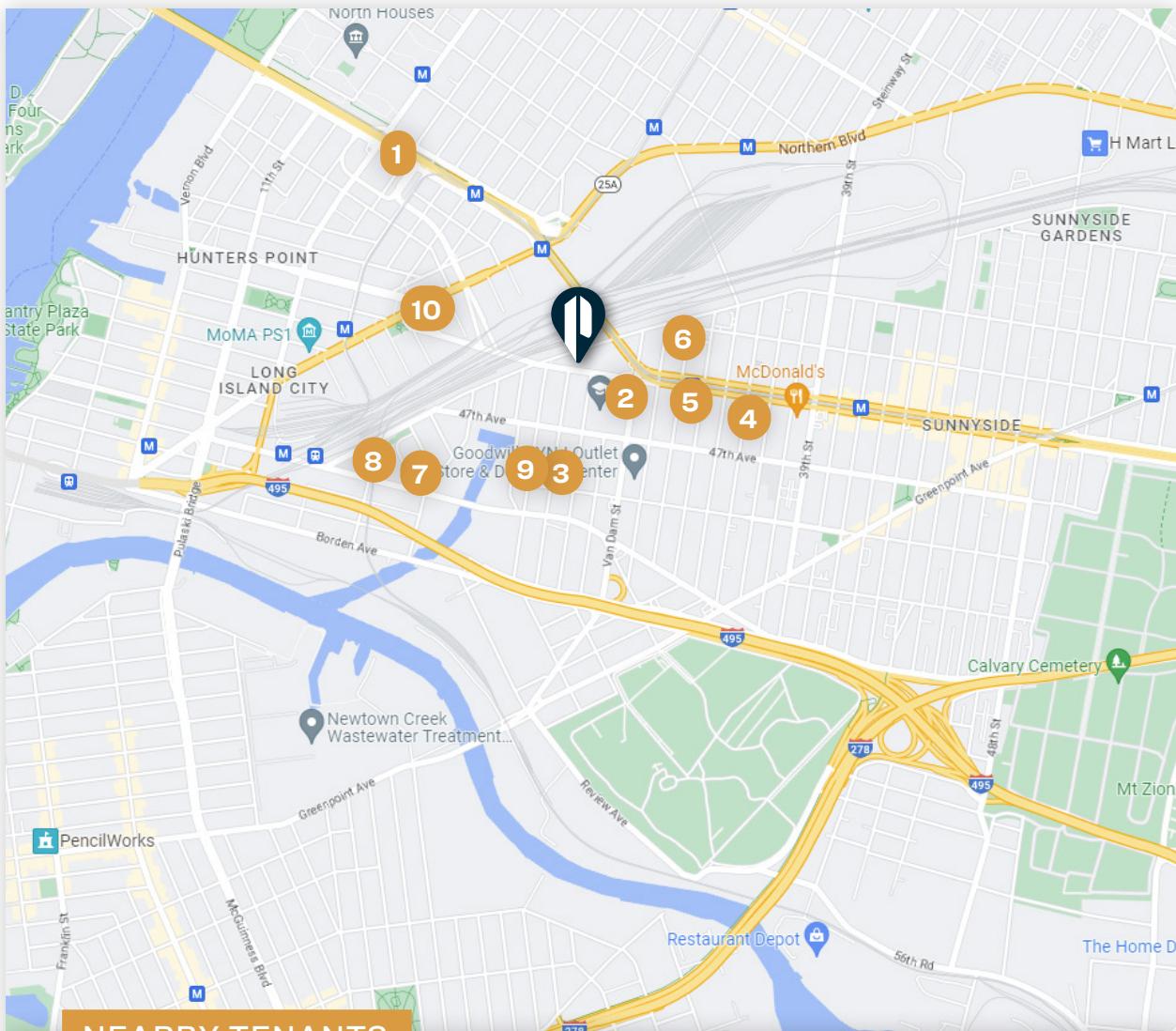
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POTENTIAL NEW LOADING AREA

**NEW! Possible Divisions of 21,530 Sq. Ft. and 21,580 Sq. Ft.
Available Plus 6,000 Sq. Ft. Parking/Loading Area**





NEARBY TENANTS

1	SILVERCUP STUDIOS 42-22 22ND ST	.8 MI
2	LAGUARDIA COMMUNITY COLLEGE 28-10 WHITESTONE EXPWY	.0 MI
3	CINEMAGIC LONG ISLAND CITY 30-15 48TH AVE	.3 MI
4	AVIATION HIGH SCHOOL 45-30 36TH ST	.5 MI
5	MOMA QNS 45-20 33RD ST	.4 MI
6	CITYVIEW RAQUET CLUB 43-34 32ND PL	.2 MI
7	UPS 49-10 27TH ST	.4 MI
8	NYC NYCHA 24-02 49TH AVE	.6 MI
9	BROADWAY STAGES 47-60 29TH ST	.4 MI
10	CITIBANK BUILDING (ALICE) 5 CT SQUARE W	.4 MI



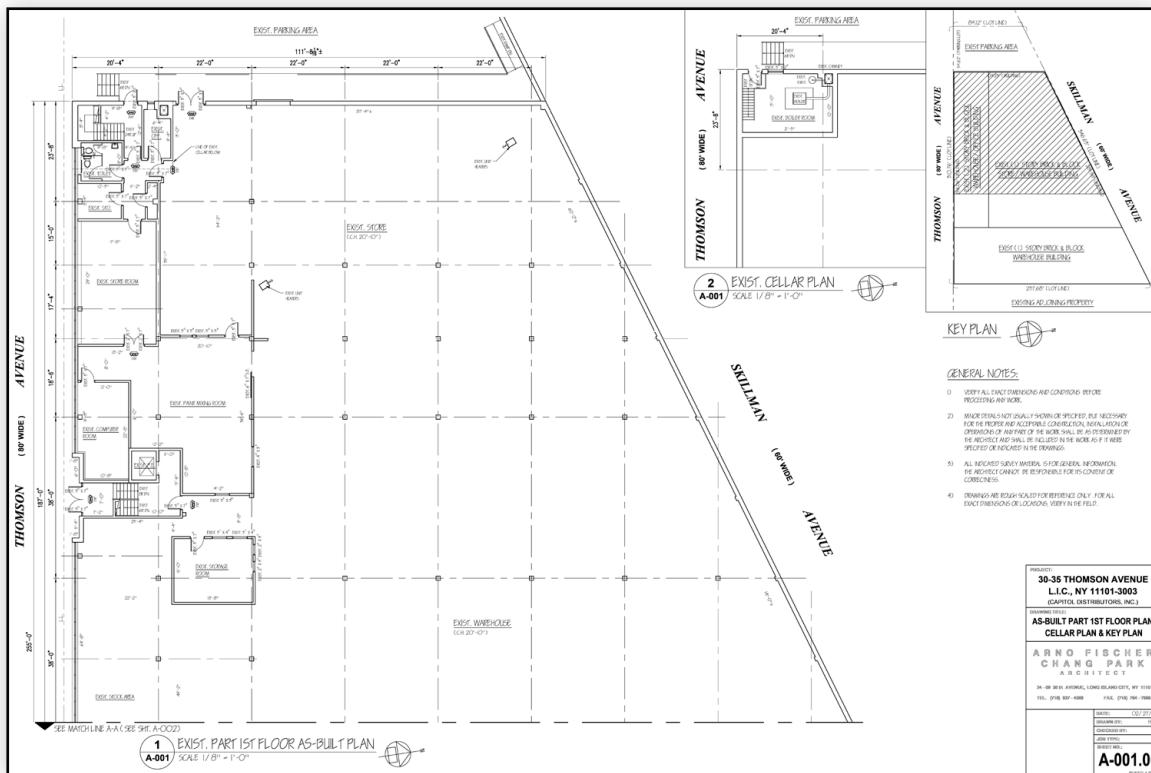
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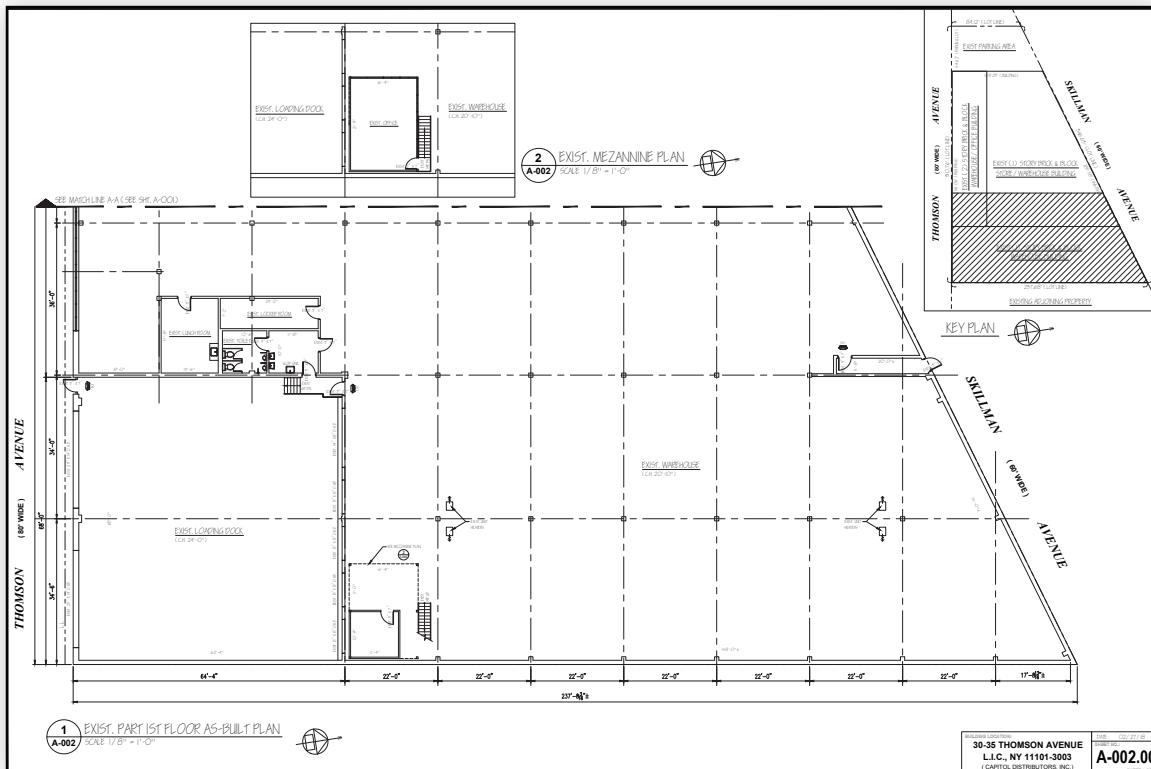
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FLOOR PLANS – NEW DIVISIONS



DIVISION OF 21,530 SQ. FT. PLUS 6,000 SQ.FT LOADING/PARKING AREA



DIVISION OF 21,580 SQ. FT. HIGH CEILING WAREHOUSE



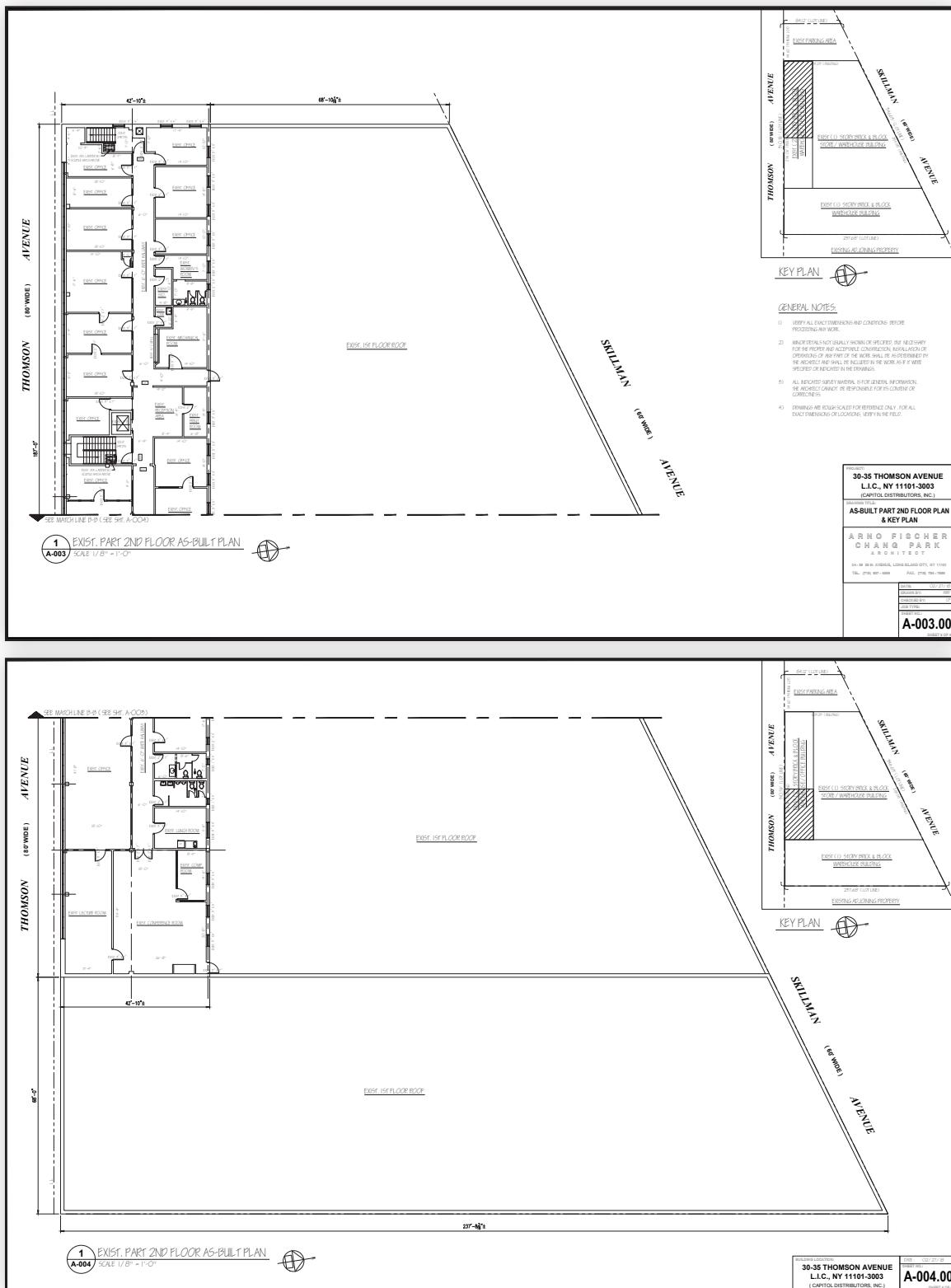
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FLOOR PLANS

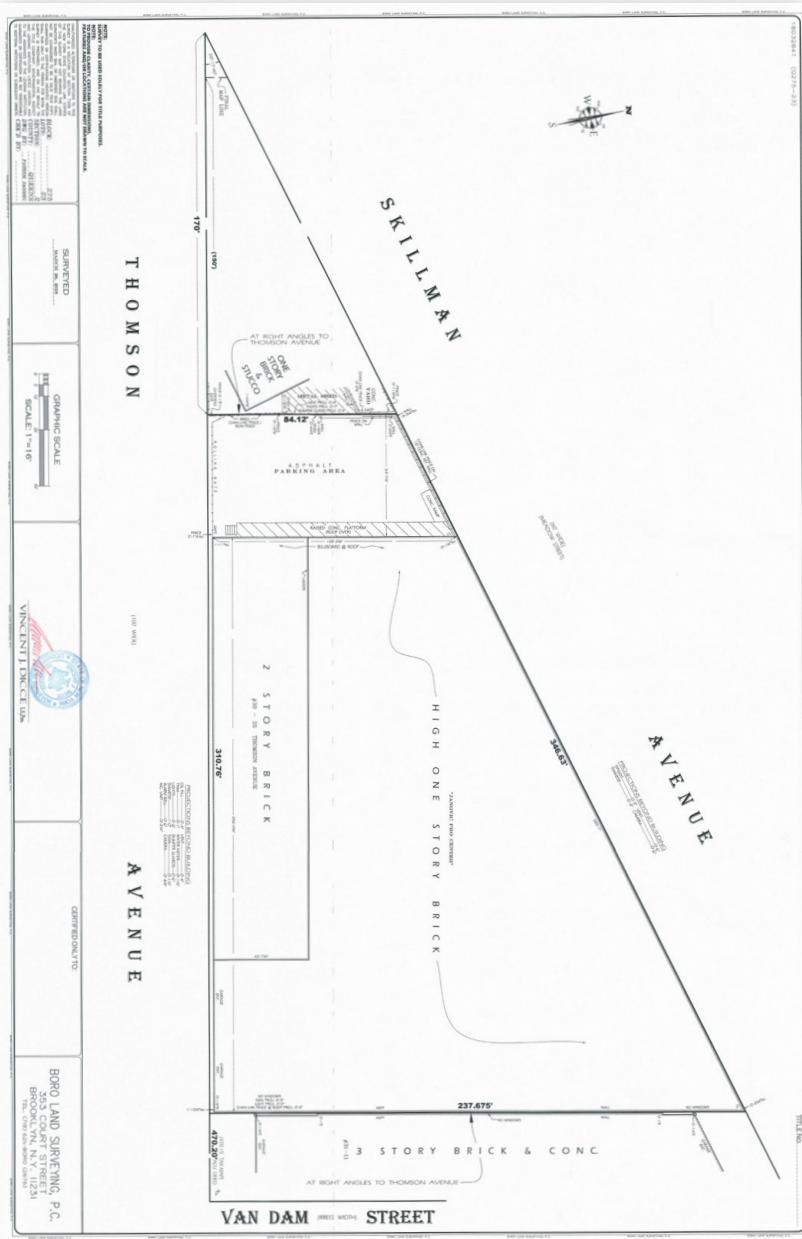


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SURVEY MAP



PINNACLE REALTY

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