



**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

30,000 Sq. Ft. Building
Plus 5,600 Sq. Ft. Parking/
Loading Area

Type


Warehouse / Office / Industrial

 **SQUARE FOOT**
30,000 RSF BLDG
5,600 RSF YARD

 **CLEAR HEIGHT**
15'

 **LOADING**
6 EXT. LOADING DOCKS

 **ZONING**
M1-4

PARCEL ID
 **275**
BLOCK

 **23**
LOT

ELECTRIC POWER
 **600** AMPS /3 PHASE

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.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce its appointment as the exclusive leasing agent for 30-35 Thomson Avenue, a premier 30,000-square-foot industrial and distribution facility in the heart of Long Island City.

This well-positioned space offers exceptional flexibility and access for logistics, e-commerce, and industrial users. Situated just one block from the 59th Street/Queensboro Bridge entrance, the site provides immediate transit to Manhattan, the Long Island Expressway (I-495), and the greater Tri-state area.

The property features significant frontage on Thomson Avenue—a direct extension of Queens Boulevard—delivering high-traffic visibility and effortless accessibility, with the 7, E, M, and R subway lines all located within five blocks.

The facility offers approximately 30,000 square feet of available space, which includes an 8,000-square-foot second-floor office accessible via a passenger elevator. Enhancing the property's versatility is a rare 5,600-square-foot private on-site parking lot.

This exterior space can be maintained for parking or converted into a new, large-scale loading platform designed to accommodate multiple large trucks simultaneously, making it a uniquely adaptable asset in a prime urban corridor.



Features

- **Space Size:** 30,000 Sq. Ft. Plus 5,600 Sq. Ft. Yard
- **Ground Floor:** 22,000 Sq. Ft.
- **2nd Floor:** 8,000 Sq. Ft. A/C Offices
- **Ceiling Height:** 15'
- **Loading:** Multiple Exterior Loading Platform Positions with 6 Overhead Doors
- **Electric Service:** 600 amps/3 phase
- **Construction:** Fireproof + Fully Sprinklered
- **Exterior Parking:** 5,600 Sq. Ft.
- **Recently Renovated with Finished Flooring and Fresh Paint Throughout the Entire Ground Floor!**
- **Potential to add a New Additional Large Exterior Loading Platform to Accommodate Multiple Large Trucks**





TRANSPORTATION

E M R QUEENS PLAZA

7 33RD ST/
RAWSON ST

N W QUEENSBORO
PLAZA

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

 **Q39:** THOMPSON
AVE/30TH PLACE

Q60: QUEENS BLVD
/SKILLMAN AVE

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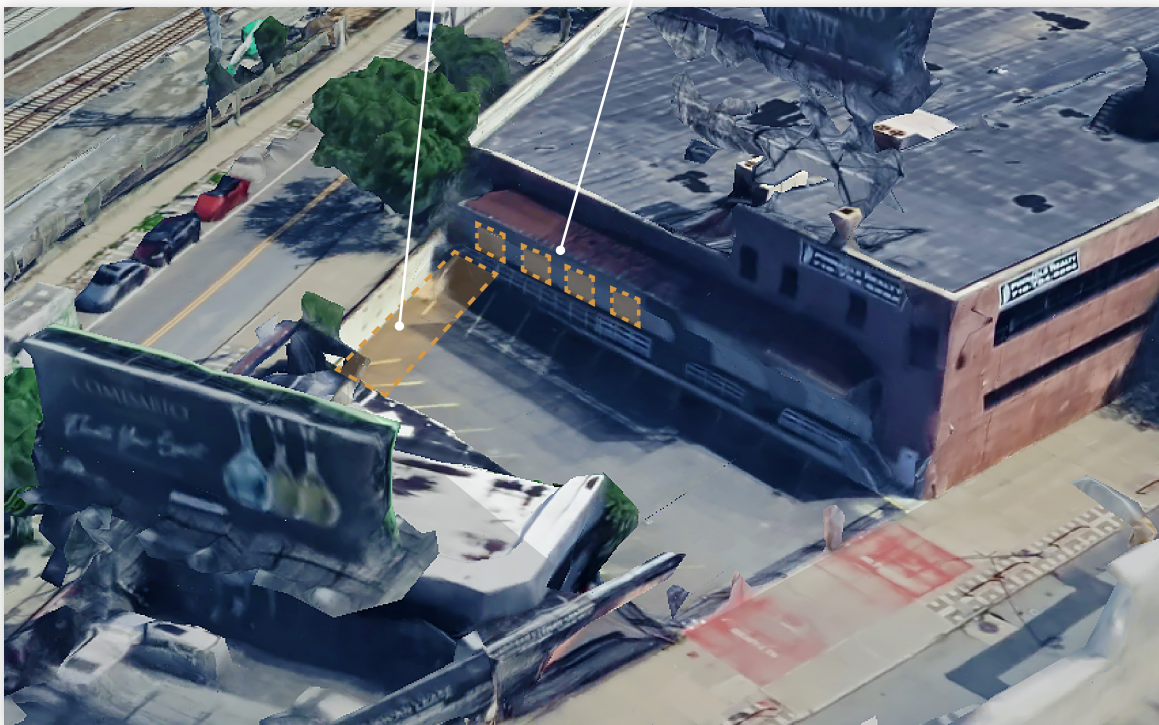
POTENTIAL NEW LOADING AREA

A new Loading Dock area with multiple positions can be created to accommodate large trucks. With 6 overhead doors entering the building.



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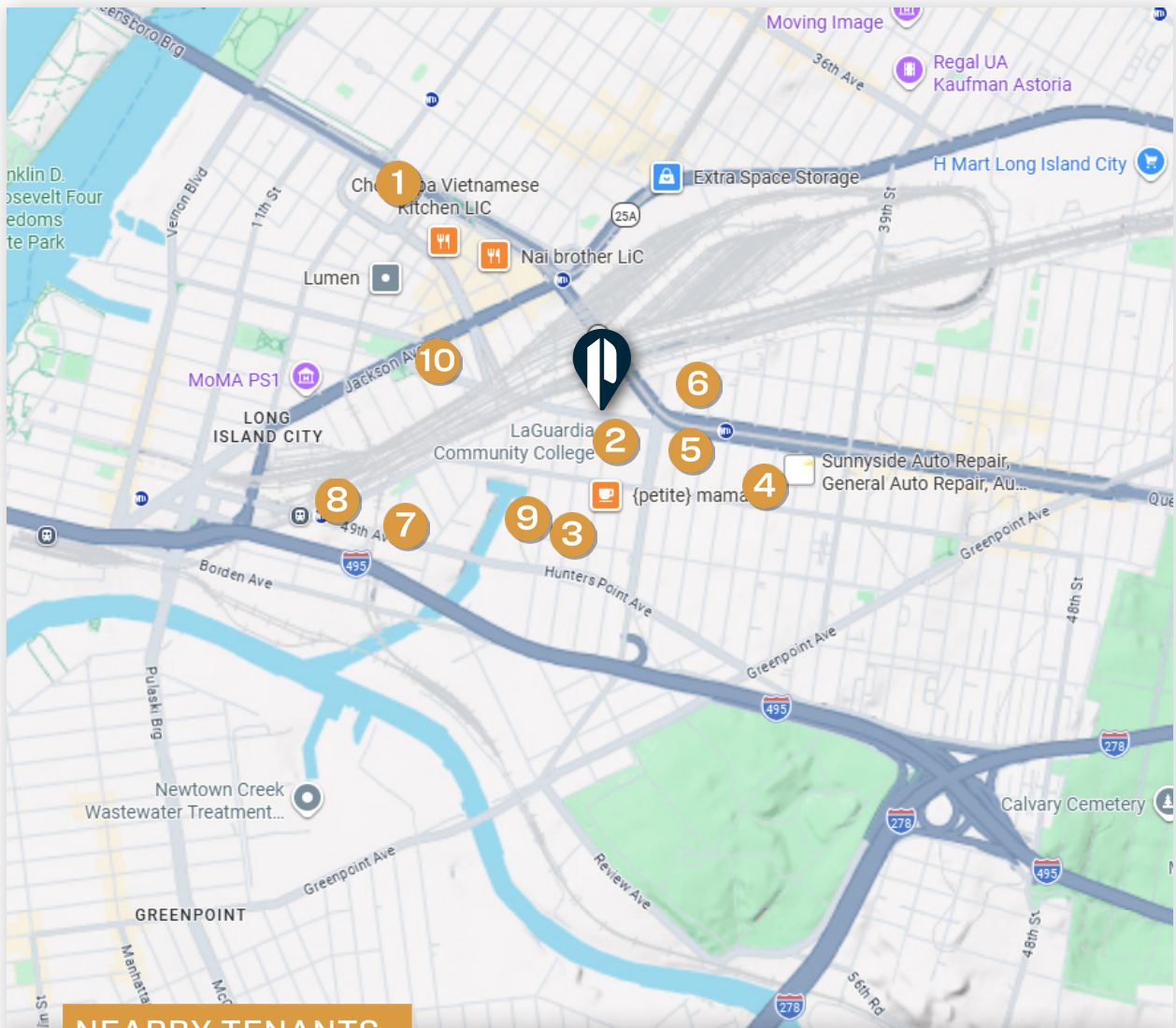
PICTURES



PARKING



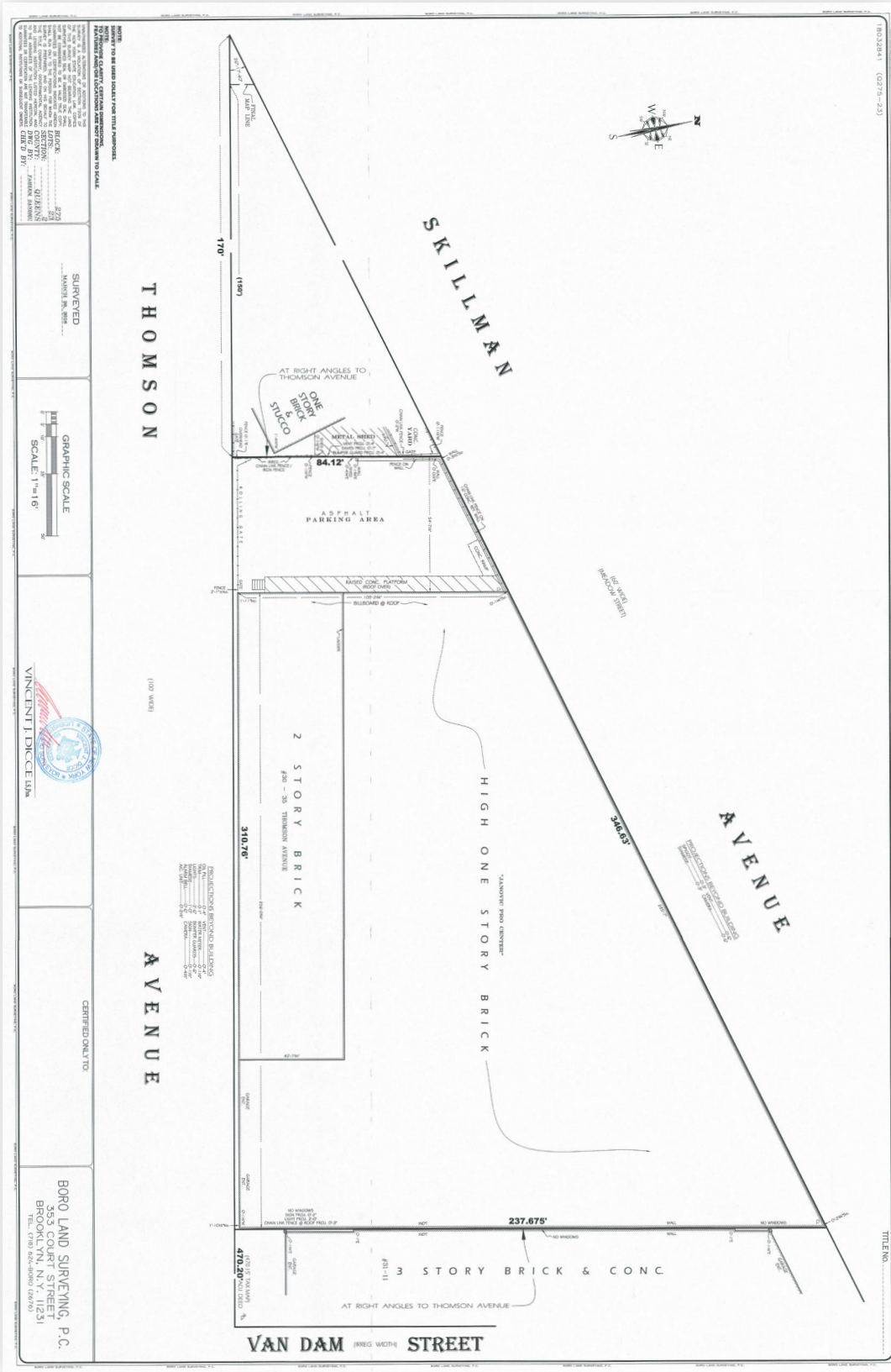
INTERIOR



NEARBY TENANTS

1	SILVERCUP STUDIOS 42-22 22ND ST	.8 MI	6	CITYVIEW RAQUET CLUB 43-34 32ND PL	.2 MI
2	LAGUARDIA COMMUNITY COLLEGE 31-10 THOMSON AVE	.0 MI	7	UPS 49-10 27TH ST	.4 MI
3	CINEMAGIC LONG ISLAND CITY 30-15 48TH AVE	.3 MI	8	NYC NYCHA 24-02 49TH AVE	.6 MI
4	AVIATION HIGH SCHOOL 45-30 36TH ST	.5 MI	9	BROADWAY STAGES 47-60 29TH ST	.4 MI
5	MOMA QNS 45-20 33RD ST	.4 MI	10	CITIBANK BUILDING (ALTICE) 5 CT SQUARE W	.4 MI

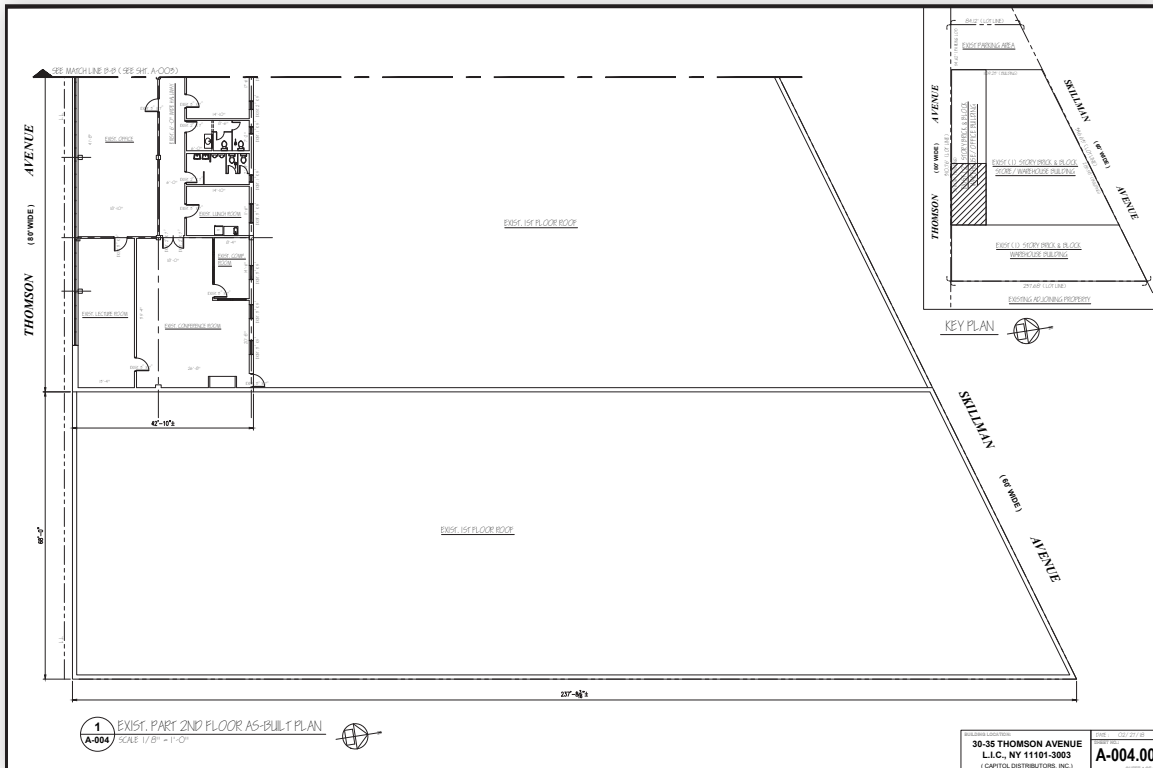
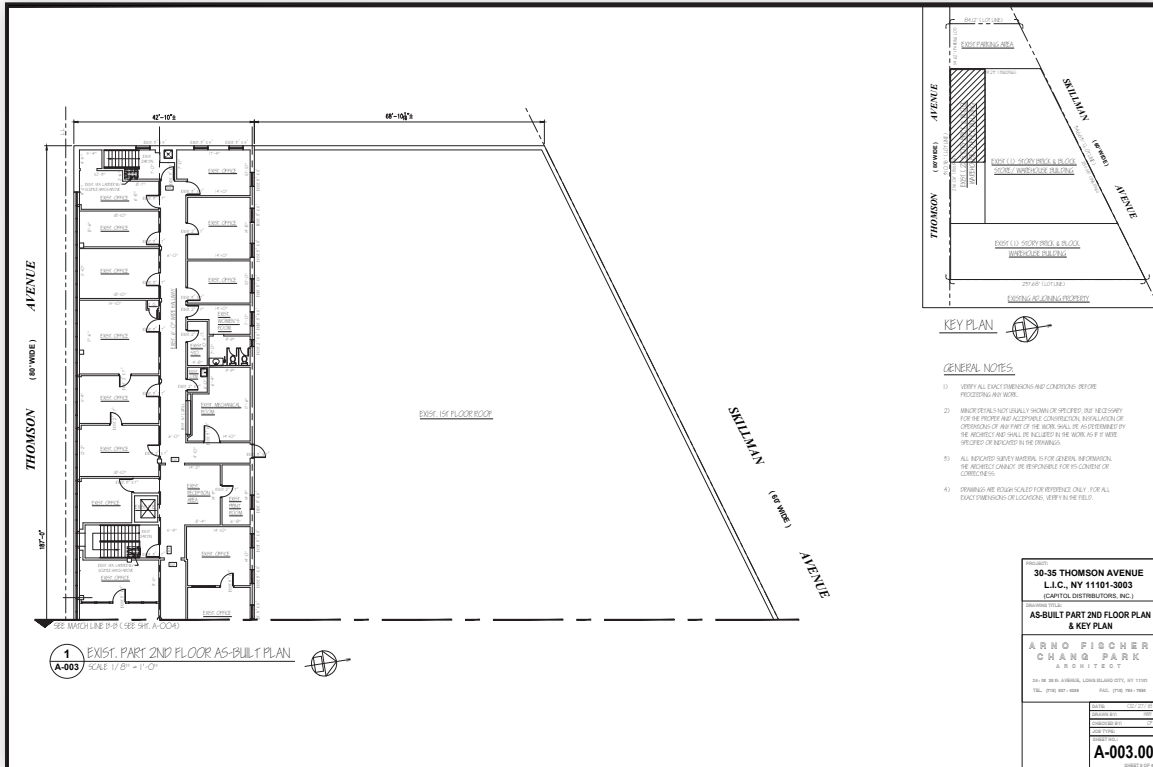
SURVEY MAP



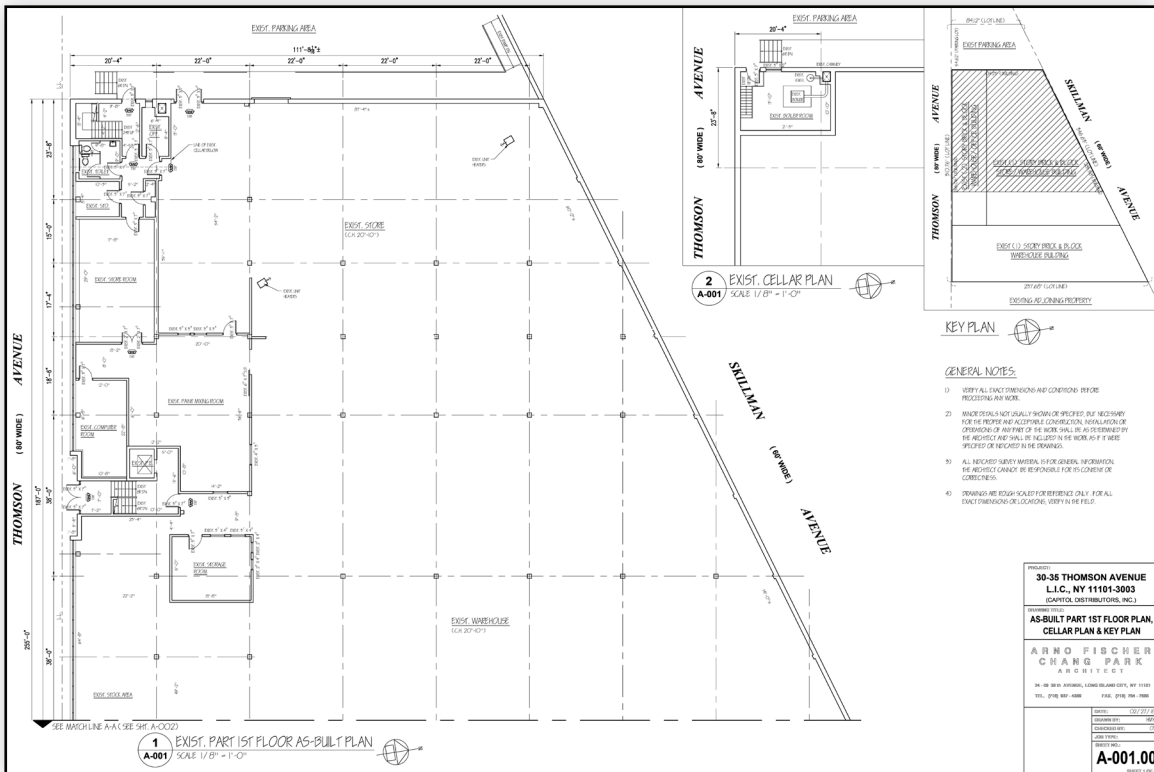
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FLOOR PLANS



FLOOR PLAN



**PINNACLE
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OF NEW YORK, LLC

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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