



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



30-35 THOMSON AVENUE








LONG ISLAND CITY, NY 11101

# Rare Opportunity in the Heart of LIC

Premium 52,343 Sq. Ft.  
Distribution Facility + Parking

TYPE

Warehouse / Office / Development

 <b>SQUARE FT.</b> <b>52,343</b> RSF	 <b>ZONING</b> <b>M1-4</b>
 <b>CLEAR HEIGHT</b> <b>15' - 24'</b>	 <b>PARCEL ID</b> <b>275</b> BLOCK
 <b>LOADING CAPACITY</b> <b>6</b> Interior Loading Platforms	 <b>23</b> LOT
 <b>ELECTRIC POWER</b> <b>600</b> 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 that it has been appointed the exclusive agents to facilitate the leasing of 30-35 Thomson Avenue, Long Island City, NY. This perfectly located 52,343 Sq. Ft. distribution facility is one block to the entrance ramp of the 59th Street / Queensboro Bridge, minutes to Manhattan and the LIE/495, with convenient access to major roadways servicing the boroughs of NYC and the tristate metropolitan area.

Just three blocks to the 7 train, and 5 blocks to the E, M, R trains the site benefits from excellent access via public transportation. This premium industrial facility is located in an M1-4 zoning district, which allows for up to 2.0 FAR/ 100,000 sq. ft. of industrial/commercial development, and 6.5 FAR/ 325,000 Sq. Ft. of community facility development as-of-right.

The property has over 300 feet of frontage on Thomson Avenue, providing excellent access, exposure, and is perfectly positioned to service the rapidly growing demand for e-commerce, last mile distribution, fleet sales and maintenance.



## 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.




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## 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 AV/30TH PL

- Q60: QUEENS BLVD /SKILLMAN AVE

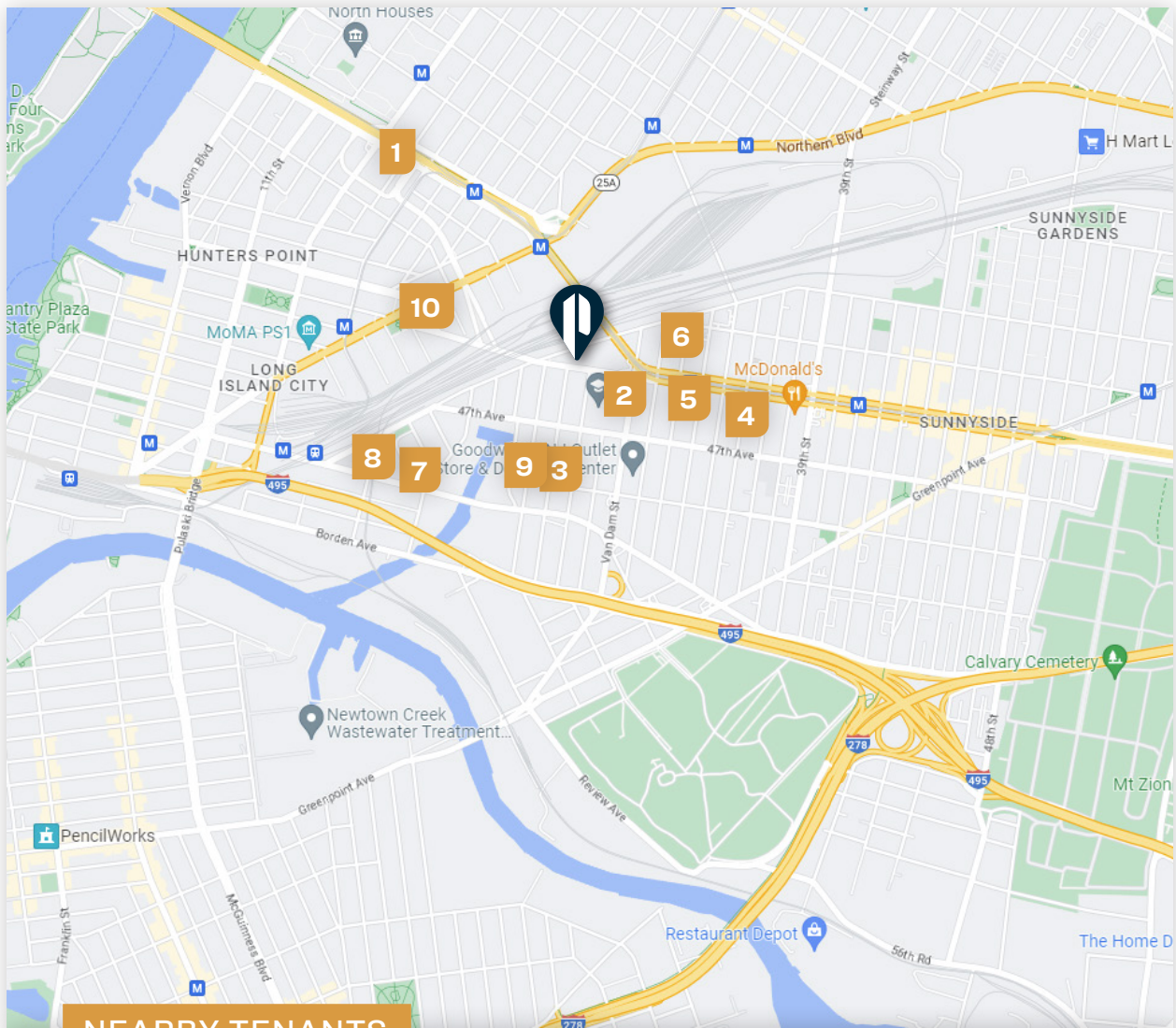


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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**NEARBY TENANTS**

<b>1</b>	<b>SILVERCUP STUDIOS</b> 42-22 22ND ST	.8 MI
<b>2</b>	<b>LAGUARDIA COMMUNITY COLLEGE</b> 28-10 WHITESTONE EXPWY	.0 MI
<b>3</b>	<b>CINEMAGIC LONG ISLAND CITY</b> 30-15 48TH AVE	.3 MI
<b>4</b>	<b>AVIATION HIGH SCHOOL</b> 45-30 36TH ST	.5 MI
<b>5</b>	<b>MOMA QNS</b> 45-20 33RD ST	.4 MI

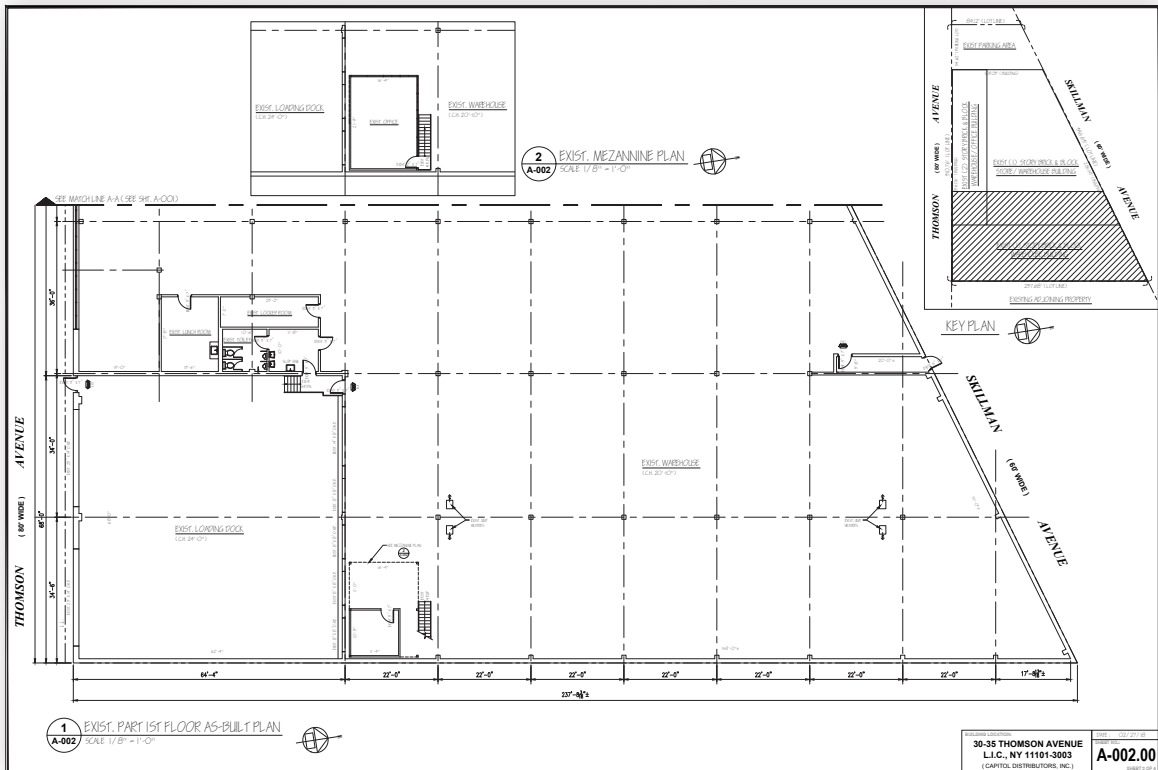
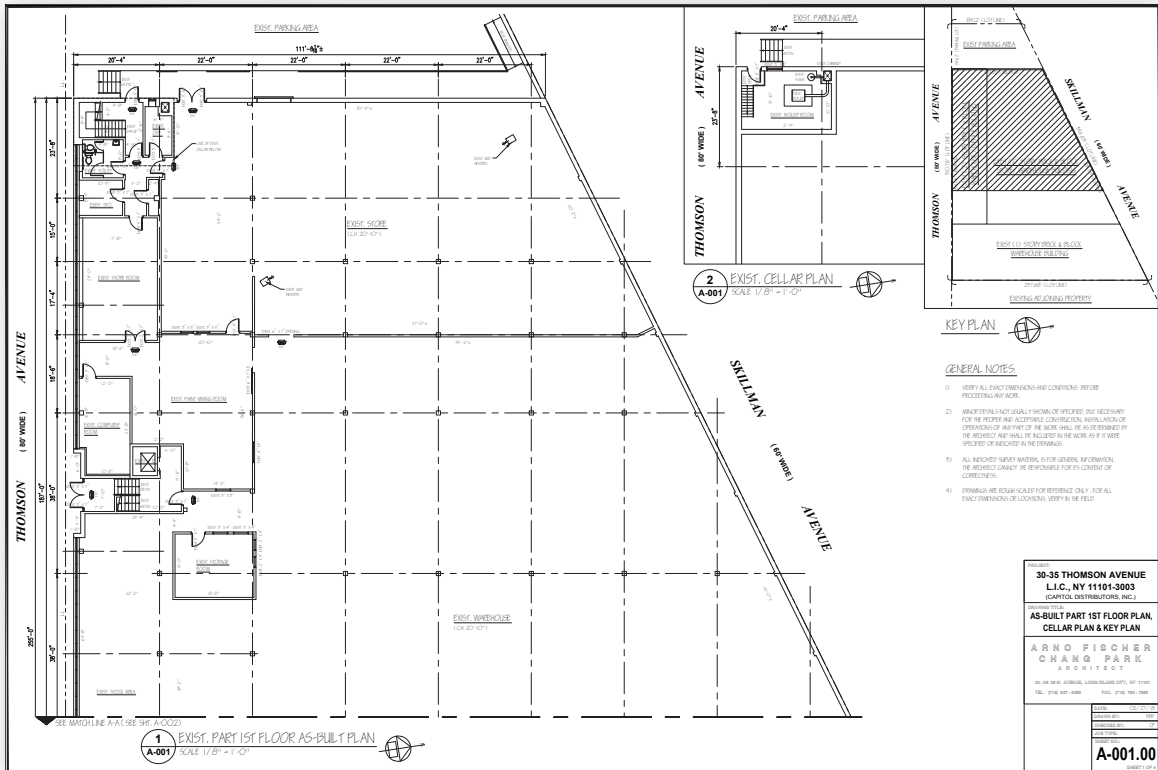
<b>6</b>	<b>CITYVIEW RAQUET CLUB</b> 43-34 32ND PL	.2 MI
<b>7</b>	<b>UPS</b> 49-10 27TH ST	.4 MI
<b>8</b>	<b>NYC NYCHA</b> 24-02 49TH AVE	.6 MI
<b>9</b>	<b>BROADWAY STAGES</b> 47-60 29TH ST	.4 MI
<b>10</b>	<b>CITIBANK BUILDING (ALTICE)</b> 5 CT SQUARE W	.4 MI



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# FLOOR PLANS



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