



10,000 sf Commercial Kitchen With Parking For Lease

48-55 36th Street, Long Island City, Queens



PROPERTY INFORMATION

COMMERCIAL KITCHEN WITH PARKING 48-55 36TH STREET, LONG ISLAND CITY



48-55 36th Street offers food and beverage operators a rare, plug-and-play leasing opportunity in the heart of Long Island City. This 10,000 sf facility is purpose-built for high-volume production, featuring a professional 5,500 sf commercial kitchen, a 1,250 sf walk-in freezer, 1,850 sf of dry storage, and 1,433 sf of finished office space, allowing for immediate occupancy and rapid start-up.

The building is equipped with two drive-in doors, is supported by a heavy 1,200A power service, and benefits from an exclusive, 5,000 sf paved and fenced lot for fleet parking, off-street loading, and outdoor storage.

With accessibility to subway and just minutes from the LIE and Manhattan, **48-55 36th Street** offers a complete solution for companies seeking to scale their culinary and distribution footprint in New York City.

Total Building	10,033 sf 1-Story
Total Land	4,967 sf Fenced, Paved, & Lit
Kitchen Size	5,500 sf
Existing Freezer	1,250 sf
Dry Area	1,850 sf
Office	1,433 sf
Loading	2 Drive-in Doors
Power	1200A 3-Phase
Lease Price	Call or E-mail

For More Information or To Schedule
A Tour, Contact Exclusive Agents:

Ranee Jaber | 718-729-7474 x135 | 917-757-4729 Cell | RJaber@DYRealty.com
Mathew Diana | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com
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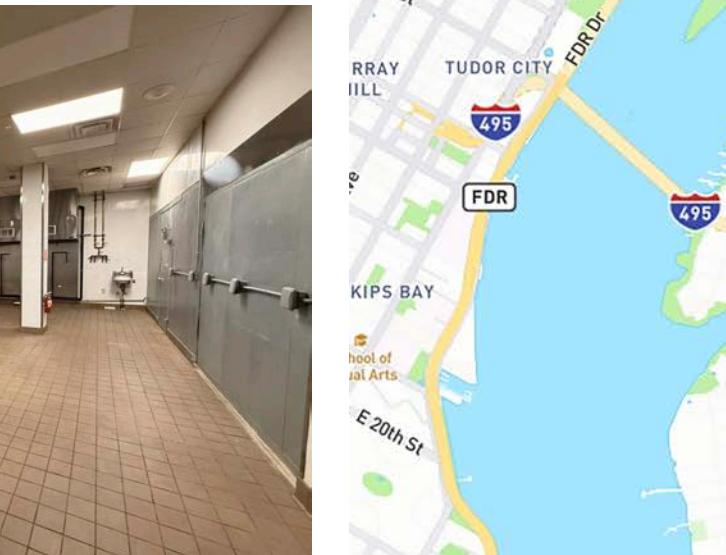
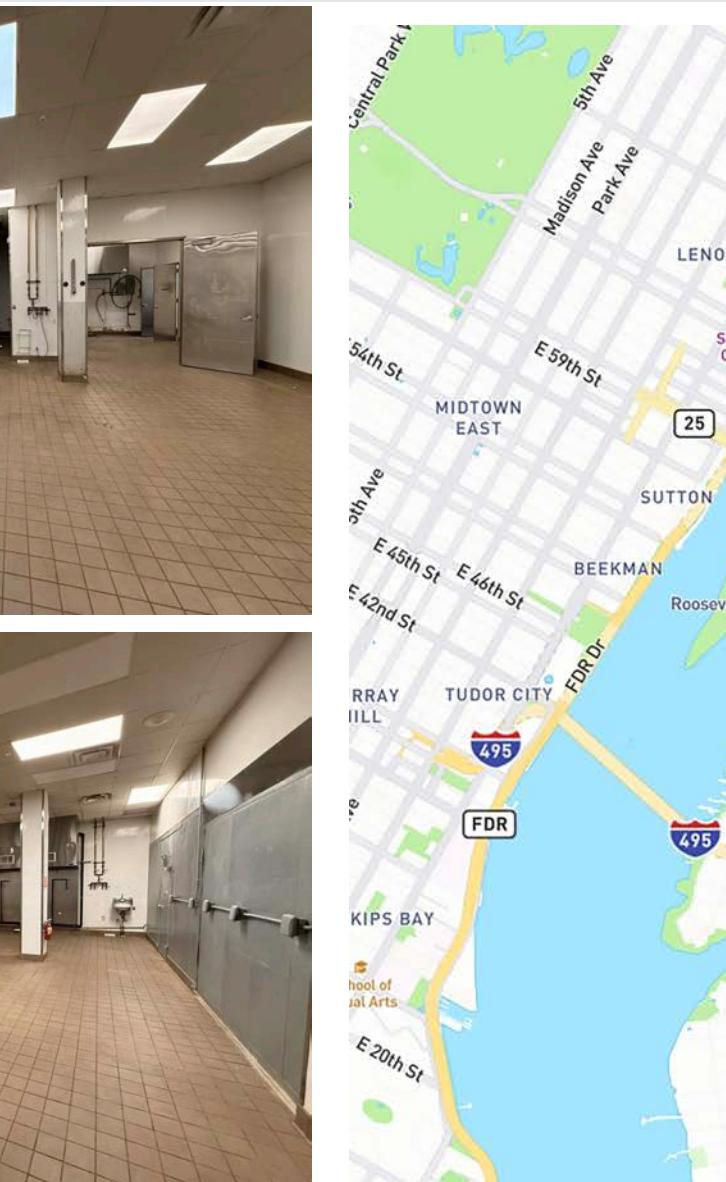


PHOTOS & FLOOR PLAN



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LOCATION INFORMATION



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0.7 MILES



0.5 MILES



1.0 MILES

Positioned in the industrial core of Long Island City, 48-55 36th Street offers superior connectivity for logistics, food distribution, and fleet operations. The property is strategically located just blocks from the Long Island Expressway (I-495), providing immediate access to the Queens-Midtown Tunnel for rapid delivery routes into Manhattan. It also sits within minutes of the Brooklyn-Queens Expressway (I-278) and the Queensboro Bridge, ensuring seamless reach to Brooklyn, the Bronx, and the wider Tri-State area.

For trucking and delivery, the site is highly accessible. 36th Street is a wide, two-way industrial thoroughfare that easily accommodates box trucks and large delivery vehicles.

The 5,000-square-foot private lot offers a critical advantage, providing ample turning radius for vehicles to maneuver off-street, as well as dedicated staging areas for loading and unloading without obstructing traffic.

This combination of major highway proximity and functional, truck-friendly site design makes it an ideal last-mile hub for high-volume operations.

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