



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



36-06 43RD AVENUE

LONG ISLAND CITY, NY 11101

Fully Air-Conditioned Warehouse + 2nd Floor Offices

Prime LIC Location Near Subway

Type

Warehouse / Office / Flex



SQUARE FOOT

12,200_{RSF}



ZONING

M1-4



CLEAR HEIGHT

13'



PARCEL ID

221

BLOCK



LOADING

2 DRIVE-IN DOORS

1 EXTERIOR DOCK



26

LOT

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

Features

- 10,000 Sq. Ft. Ground Floor Warehouse
- 2,200 Sq. Ft. 2nd Floor Office Space
- Divisions Available—Ground Floor
- Fully Sprinklered
- Fully Air-Conditioned
- 2 Drive-In Doors
- 1 Van-Height Exterior Dock
- Available Immediately



INTERIOR



AERIAL VIEW



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TRANSPORTATION

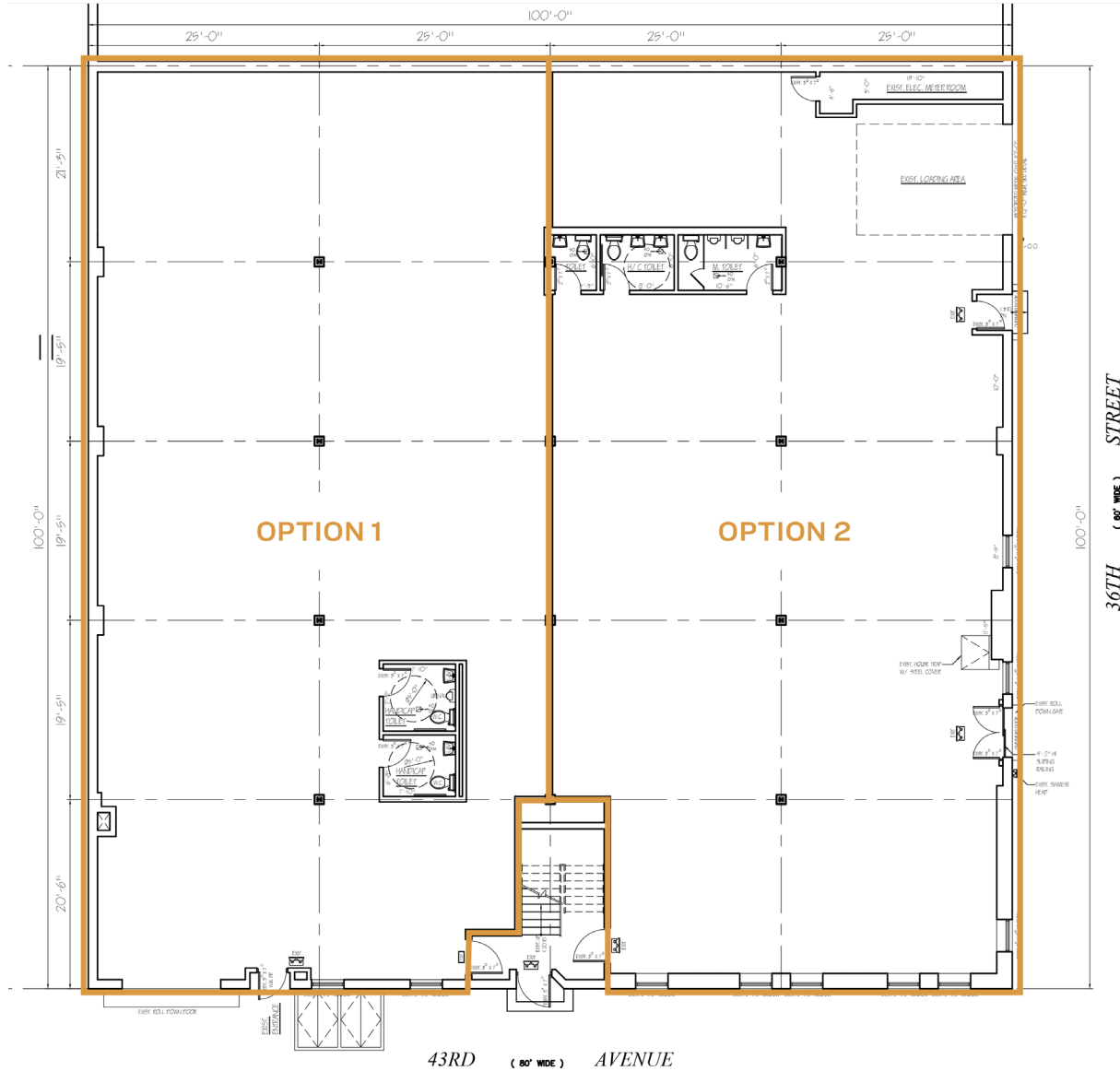
- 7** 33RD ST/ RAWSON ST
- M R** QUEENS PLAZA
- E**
- QUEENS BLVD**
- QUEENS BORO BRIDGE**
- MIDTOWN TUNNEL**
- VTA Bus** LIRR: LIC
- Q32, Q60:** QUEENS BLVD/ 35TH STREET



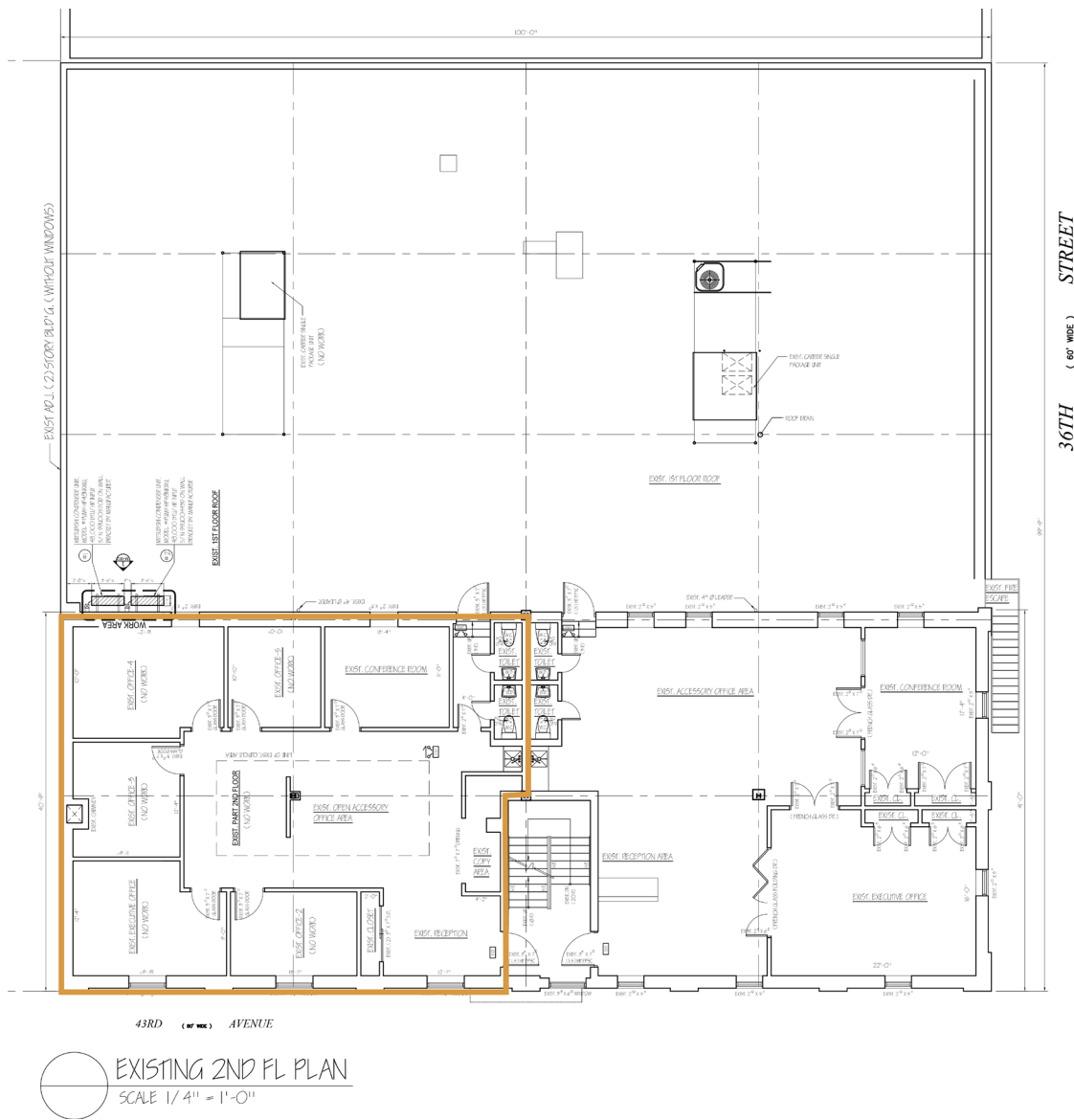
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GROUND FLOOR—FLOOR PLAN



2ND FLOOR OFFICES—FLOOR PLAN



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718-784-8282
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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