



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



33-02 48TH AVENUE | AKA THE ANABLE

LONG ISLAND CITY, NY 11101

High-Ceiling Flex Space in LIC For Lease

2,716 Sq. Ft. with Multiple Divisions

Available | City Views.

On-Site Parking - 2 Blocks to Queens Blvd
& Subway.

TYPE

Industrial / Flex



SQUARE FT.

2,716 RSF



CLEAR HEIGHT

13'



LOADING

1 Loading
Dock

1 Freight
Elevator



ZONING

M1-1



PARCEL ID

255
BLOCK



23
LOT

PRICE

Upon Request

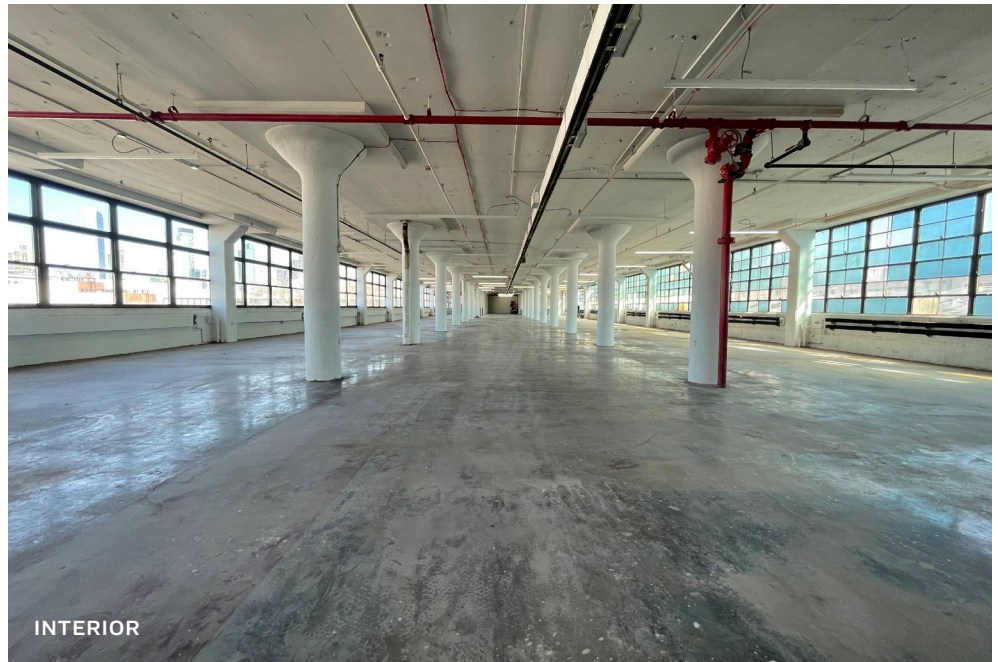
718-784-8282 / PINNACLERENY.COM

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

- Fireproof Construction
- Wide Open Floor Plan
- Amazing Views
- Brand New Rooftop to be Installed
- Abundant Natural Light
- 2 Blocks From Subway
- Large Freight Elevator
- Passenger Elevator
- Heavy Floorloads
- Heavy Amps
- Reap & Ecsp Eligible



INTERIOR



TRANSPORTATION

7

33RD ST/
RAWSON ST



LONG ISLAND
EXPRESSWAY

QUEENSBORO
BRIDGE

BROOKLYN-
QUEENS
EXPRESSWAY



Q39: 48TH AVE/
34TH ST

33-02 48TH AVENUE

LONG ISLAND CITY, NY 11101



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



GEORGE MARGARONIS

Partner
gmarginis@pinnaclereny.com
718-784-8404



BRENDAN BURKE

Associate Broker
bburke@pinnaclereny.com
718-371-6403



PAUL BRALOWER

Associate Broker
pbralower@pinnaclereny.com
718-371-6402



JAMES TACK

Partner
jtack@pinnaclereny.com
718-784-8541

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.