



**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.

PRICE

Upon Request

**TYPE**  
**Industrial / Flex**

 **SQUARE FT.**  
**2,716 RSF**

 **ZONING**  
**M1-1**

 **CLEAR HEIGHT**  
**13'**

 **PARCEL ID**  
**255**  
**BLOCK**

 **LOADING**  
**1** Loading Dock   **1** Freight Elevator

 **LOT**  
**23**

**718-784-8282 / PINNACLERE NY.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.

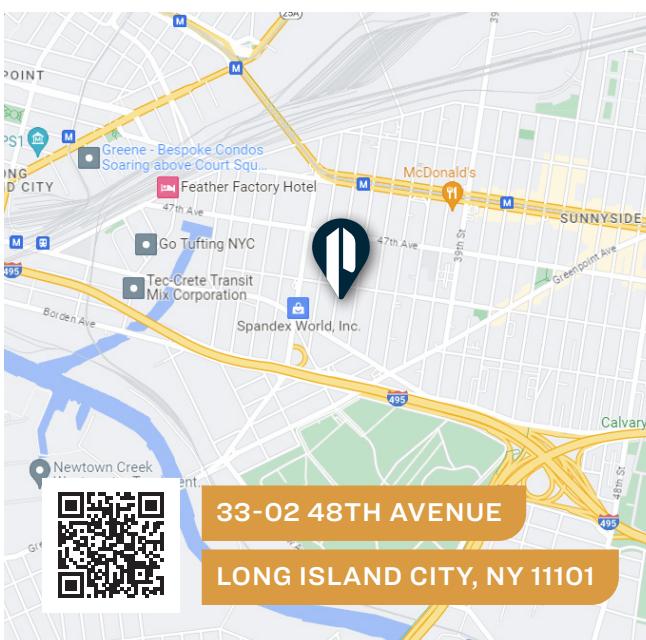
# Property Overview

## 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



33RD ST/  
RAWSON ST



LONG ISLAND  
EXPRESSWAY

QUEENSBORO  
BRIDGE

BROOKLYN-  
QUEENS  
EXPRESSWAY



Q39: 48TH AVE/  
34TH ST



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