

EXCLUSIVE LISTING

# The Falchi Building Goes Industrial

700,000 SQ. FT. CLASS A BUILDING

DIRECT LOADING/TRUCK COURT - CAN COMBINE WITH UPPER FLOORS



31-00 47TH AVE, LONG ISLAND CITY, NY 11101



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

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.

*Falchi*  
BUILDING



CUSHMAN &  
WAKEFIELD




MADISON  
CAPITAL


# Overview




## NUMBERS AT A GLANCE

Pinnacle Realty of New York, LLC has been appointed as the exclusive agent to facilitate the leasing of industrial space at 31-00 47th Ave, Long Island City, NY 11101



 **SQUARE FOOTAGE**  
**4,000 - 37,000**  
SF UNITS

 **TYPE**  
**WAREHOUSE INDUSTRIAL FLEX**    **RETAIL LOFT OFFICE**

 **CEILING HEIGHT**  
**10-23'**

 **LOADING CAPACITY**  
**13**  
Loading Docks

 **ZONING**  
**M1-4**

**PARCEL ID**  
 **281**  
Block  
 **1**  
Lot



PROPERTY OVERVIEW

# The Falchi Building Goes Industrial!



Spaces delivered with full HVAC. Perimeter heat included. White-Boxed.



Shuttle bus service to Court Square and Hunters Point subway and LIRR stations.



135-Stall parking garage on-site.

Ground floor food court.



Multiple loading docks / staging areas.



Eligible for NYC incentives.

## GIMBELS

Building originally constructed as a warehouse and distribution facility for the famous Gimbels department store and new management is reactivating the building's industrial capabilities for flexible users.

### GROUND FLOOR

- ~~Suite 1200 - 18,007 Sq. Ft. (Leased)~~
- Suite 1195 - 6,093 Sq. Ft.
- Suite 1190 - 4,881 Sq. Ft.
- Suite 1186 - 6,201 Sq. Ft.
- Suite 1150 - 3,888 Sq. Ft.

### 2ND FLOOR

- ~~Suite 2120D - 4,267 Sq. Ft. (Leased)~~
- Suite 2130 - 37,061 Sq. Ft.
- Suite 2110 - 24,532 Sq. Ft.

### 3RD FLOOR

- Suite 3115 - 25,964 Sq. Ft.

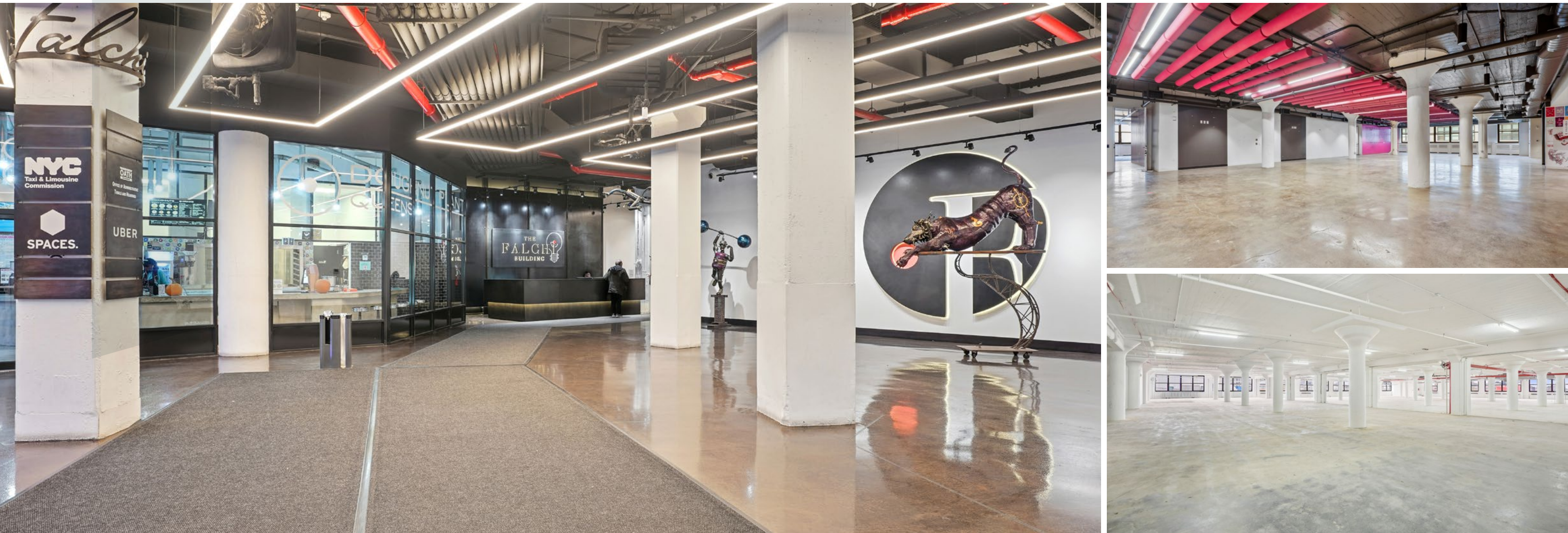
### 4TH FLOOR

- Suite 4120B - 26,599 Sq. Ft.
- Suite 4124 - 12,483 Sq. Ft.
- Suite 4122A - 7,706 Sq. Ft.
- Suite 4122B - 3,952 Sq. Ft.
- Suite 4100 - 35,054 Sq. Ft.
- Suite 4110 - 5,875 Sq. Ft.
- ~~Suite 4115 - 5,633 Sq. Ft. (Leased)~~

### 5TH FLOOR

- Suite 5110 + 5105 - 24,828 Sq. Ft.
- Suite 5100 - 8,864 Sq. Ft.
- Suite 5124 - 9,298 Sq. Ft.

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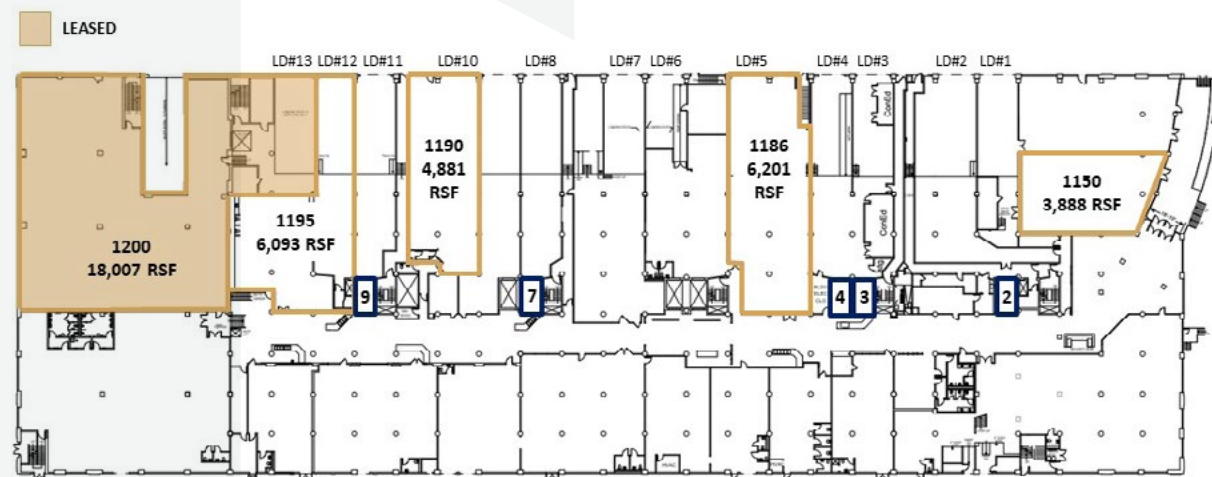
FEATURES

# Site Plans

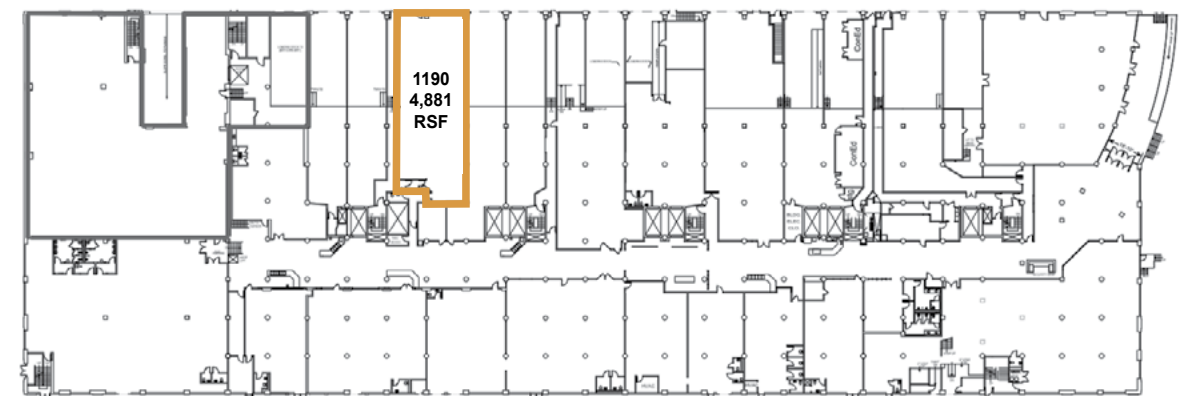
## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

GROUND FLOOR



SUITE	SQ. FT.	LOADING DOCK	AVAILABLE DATE
1200	18,007	#13	Leased
1195	6,093	#12	Nov - 24
1190	4,881	#10	Available
1186	6,201	#5	Available
1150	3,888	#1	Available
<b>TOTAL</b>	<b>39,070</b>	-	-



**SUITE 1190**

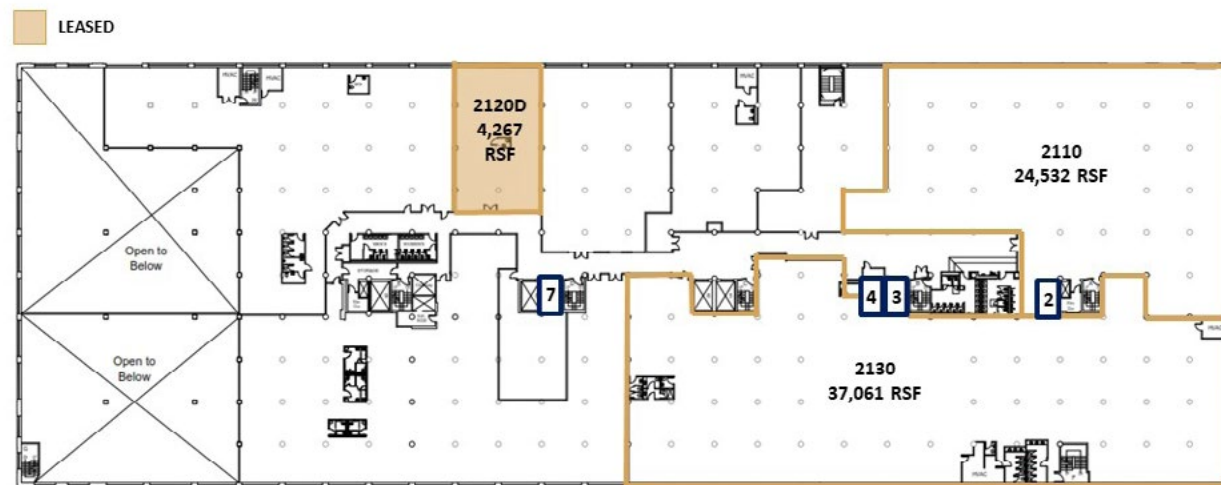
- Exclusive Loading Dock
- Ceiling Height: 20'
- Existing Office

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

### SECOND FLOOR

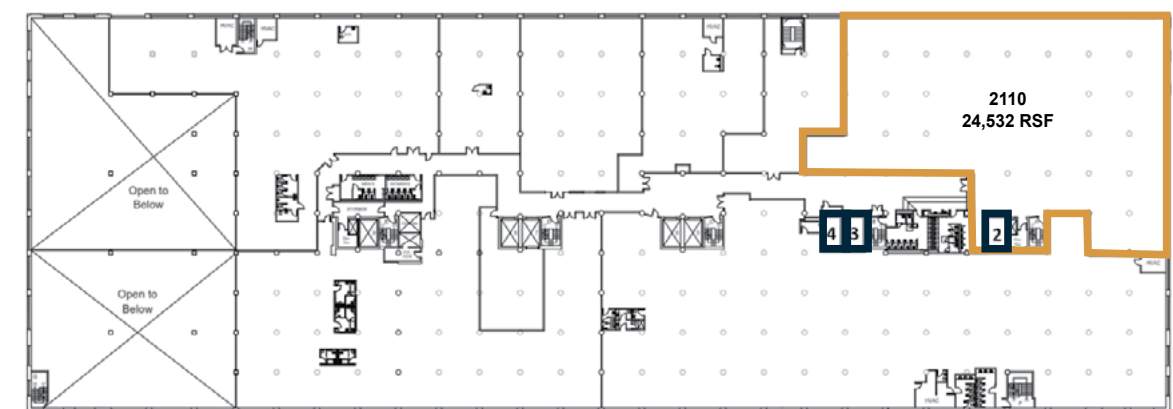


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
2120D	4,267	#8	#7	Leased
2130	37,061	#1, #2, #3, #4	#2, #3, #4	Available
2110	24,532	#1, #2, #3, #4	#2, #3, #4	Available
<b>TOTAL</b>	<b>65,860</b>	-	-	-

### GROUND FLOOR



### SECOND FLOOR



#### SUITE 2110

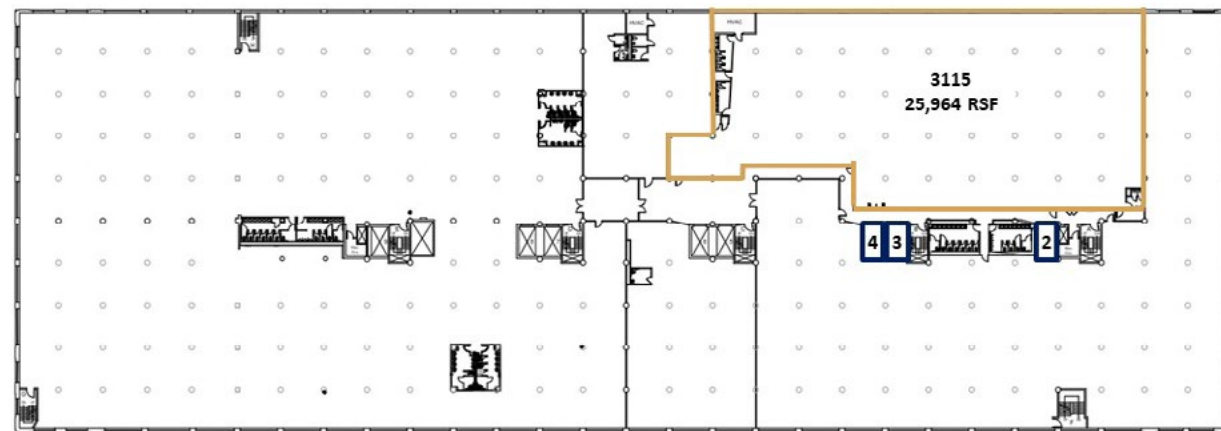
- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,201 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Ceiling Height: 10'10"
- Available: Now

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

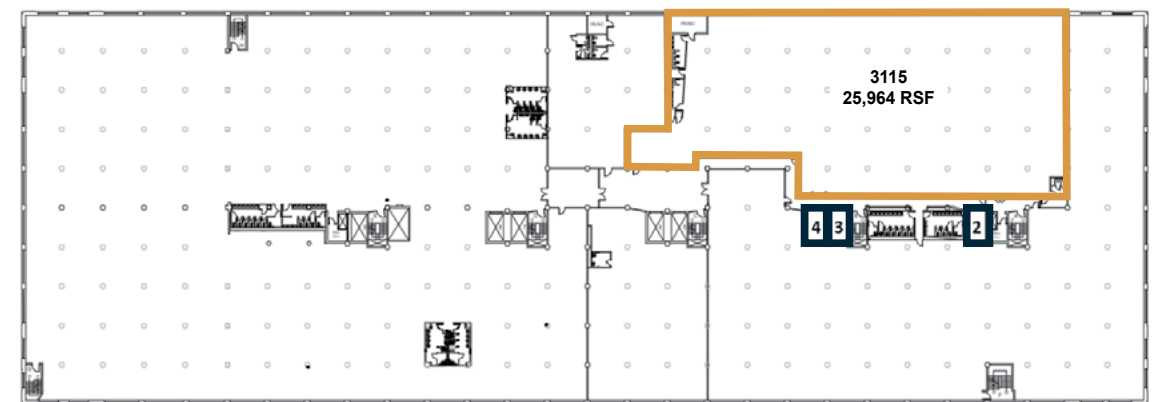
THIRD FLOOR



GROUND FLOOR



THIRD FLOOR



### SUITE 3115

- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,201 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Available: Now

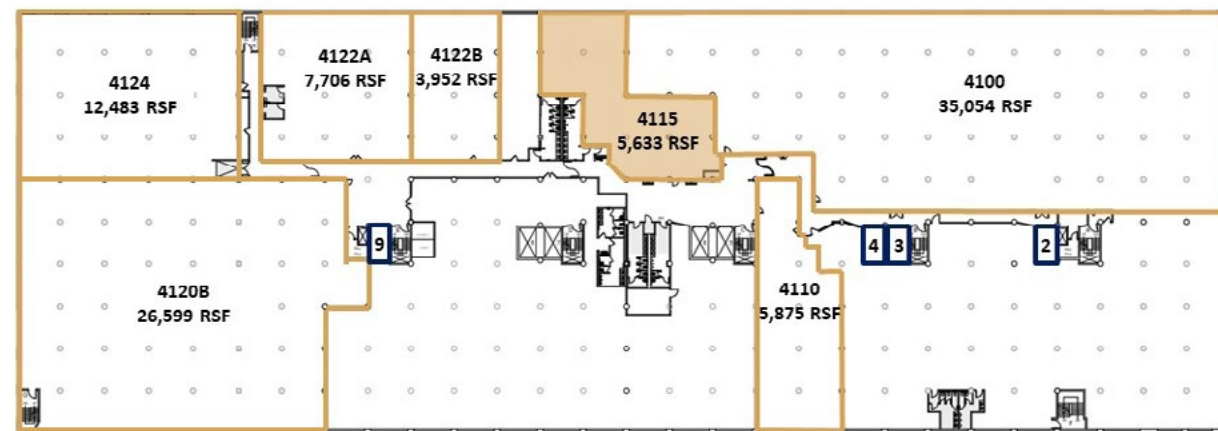
SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
3115	25,964	#1, #2, #3, #4	#2, #3, #4	Available
<b>TOTAL</b>	<b>25,964</b>	-	-	-

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

FOURTH FLOOR

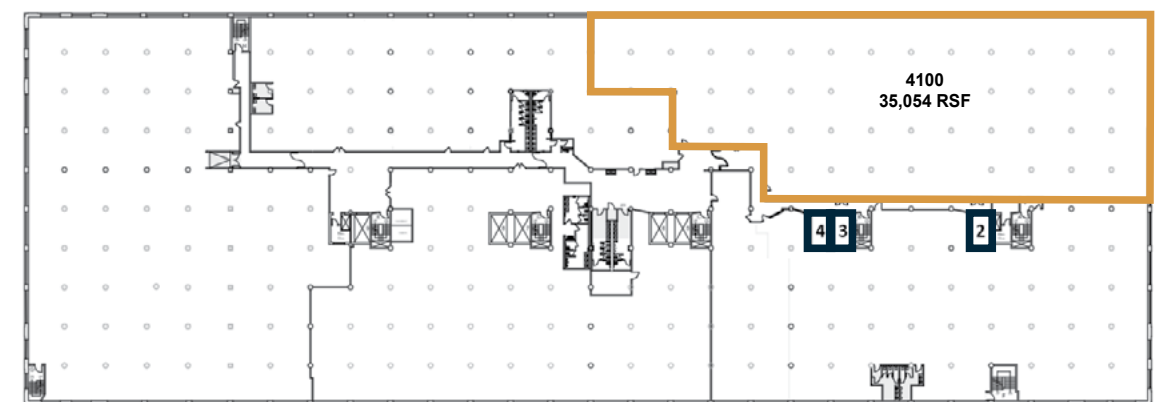


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
4120B	26,599	#11	#9	Available
4124	12,483	#11	#9	Available
4122A	7,706	#11	#9	Available
4122B	3,952	#11	#9	Available
4100	35,054	#1, #2, #3, #4	#2, #3, #4	Available
4110	5,875	#1, #2, #3, #4	#2, #3, #4	Available
4115	5,633	#1, #2, #3, #4	#2, #3, #4	Leased
<b>TOTAL</b>	<b>97,302</b>	-	-	-

GROUND FLOOR



FOURTH FLOOR



### SUITE 4100

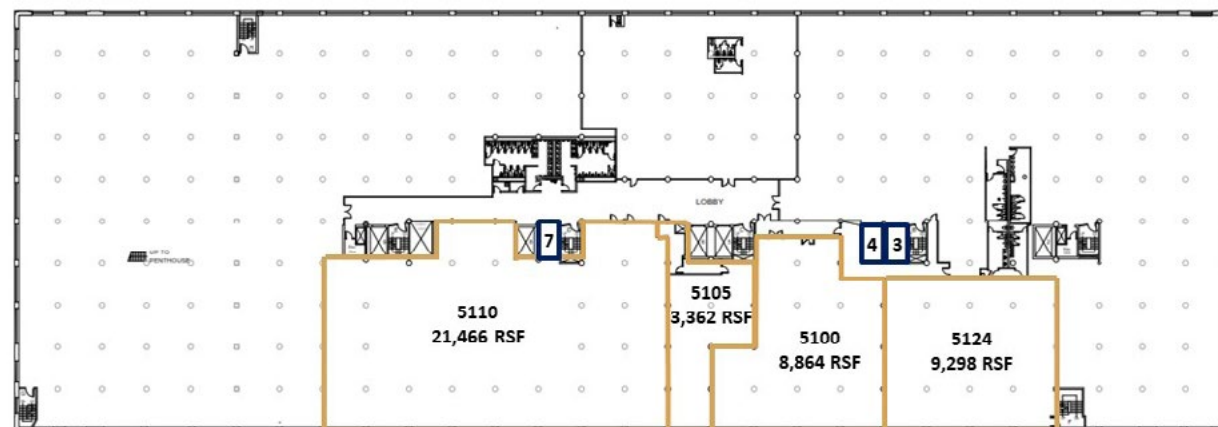
- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,201 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Ceiling Height: 10'4"
- Available: Now

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

FIFTH FLOOR

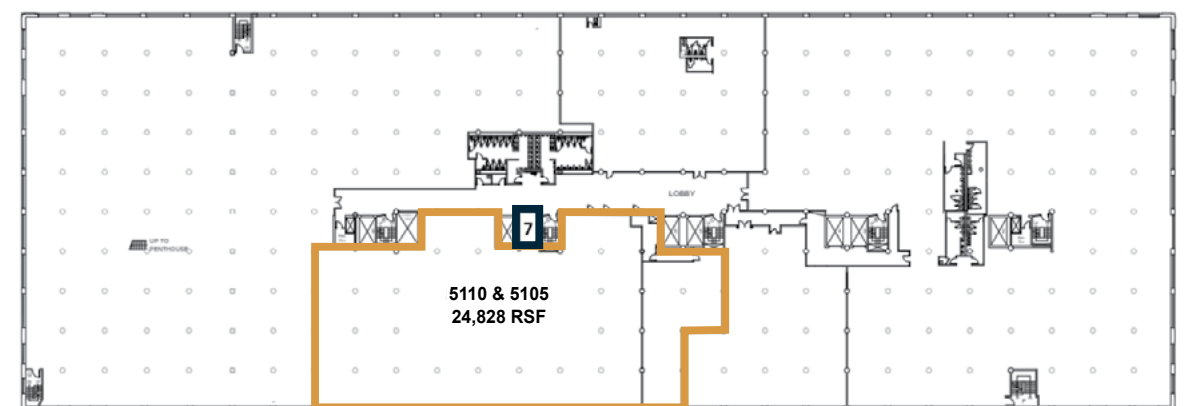


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
5110 & 5105	24,828	#8	#7	Available
5100	8,864	#3, #4	#3, #4	Available
5124	9,298	#3, #4	#3, #4	Available
<b>TOTAL</b>	<b>42,990</b>	-	-	-

GROUND FLOOR



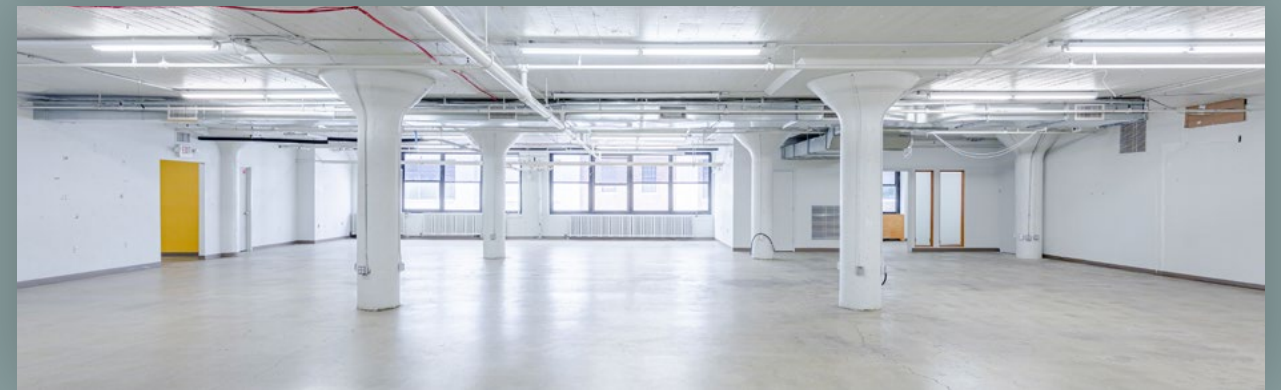
FIFTH FLOOR



### SUITE 5110 & 5105

- Exclusive Loading Dock & Freight Elevator
- LD #8: 2,823 RSF; Suite 5110 & 5105: 24,828 RSF; Total: 27,651 RSF
- Ceiling Height: 10'2"
- Available: Mar 2024









ACCESSIBILITY

# Ideally Positioned



KEY DISTANCES

1	QUEENS BOULEVARD	.3 MI
2	LONG ISLAND EXPY	.5 MI
3	NORTHERN BOULEVARD	1.3 MI
4	BROOKLYN QUEENS EXPY	1.8 MI
5	GRAND CENTRAL PKWY	2.5 MI
6	LAGUARDIA AIRPORT	5.6 MI

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