



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**182-20 LIBERTY AVENUE**

**JAMAICA, NY 11412**

**Flexible Warehouse  
Solutions From  
20,000–60,110 Sq. Ft.  
Available For Immediate  
Occupancy!**

**Plus 50,000 Sq. Ft.  
Shared Truck Court/Parking.**

Type

**Warehouse / Industrial / Land**

 SQUARE FOOT  
**60,110** SF  
BUILDING SPACE

 ZONING  
**M1-1**

 CLEAR HEIGHT  
**18'**

 PARCEL ID  
**10343**  
BLOCK

 LOADING  
**6** LOADING DOCKS

 **47**  
LOT

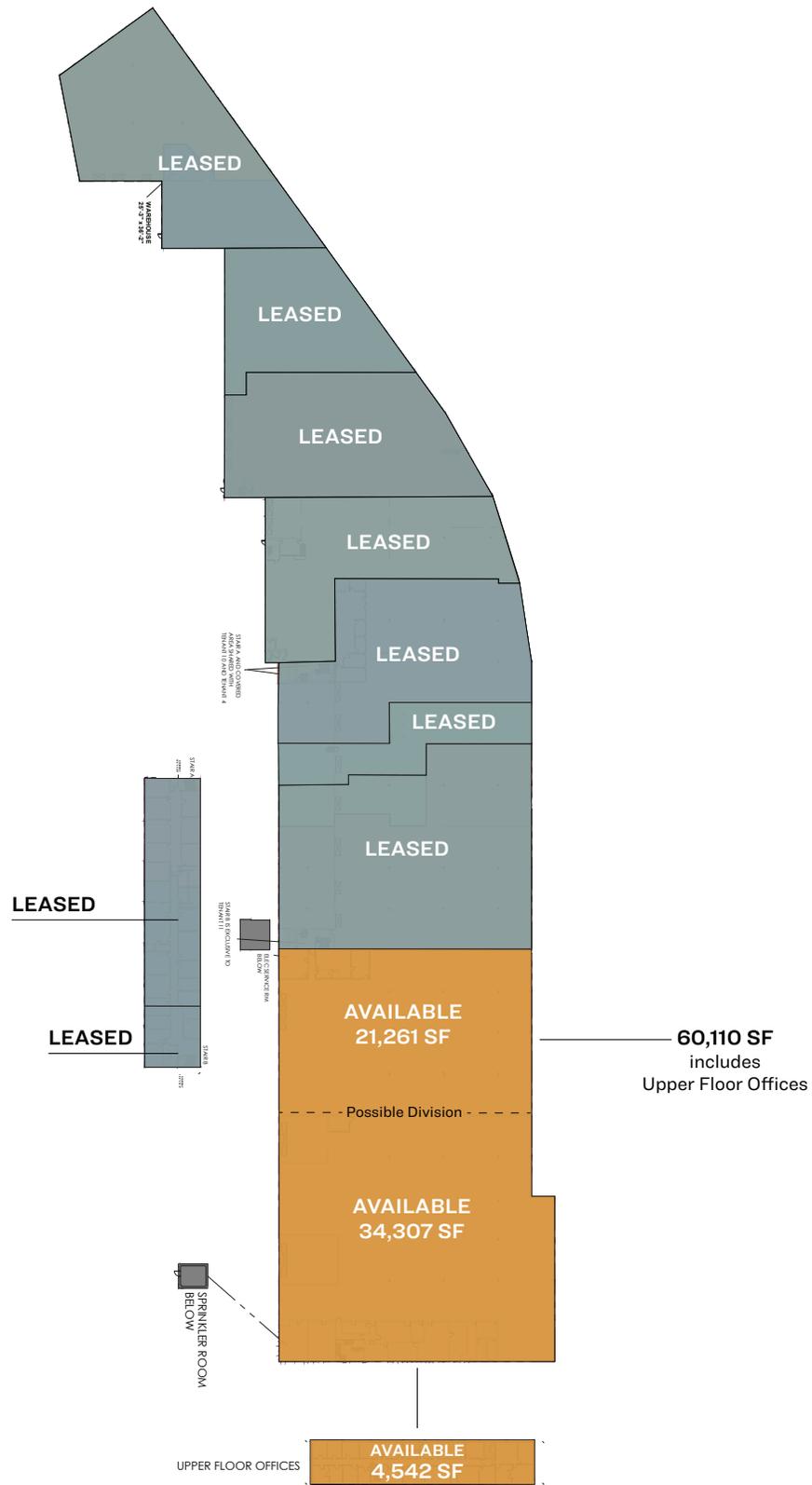
PRICE

**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.

# FLOOR PLAN

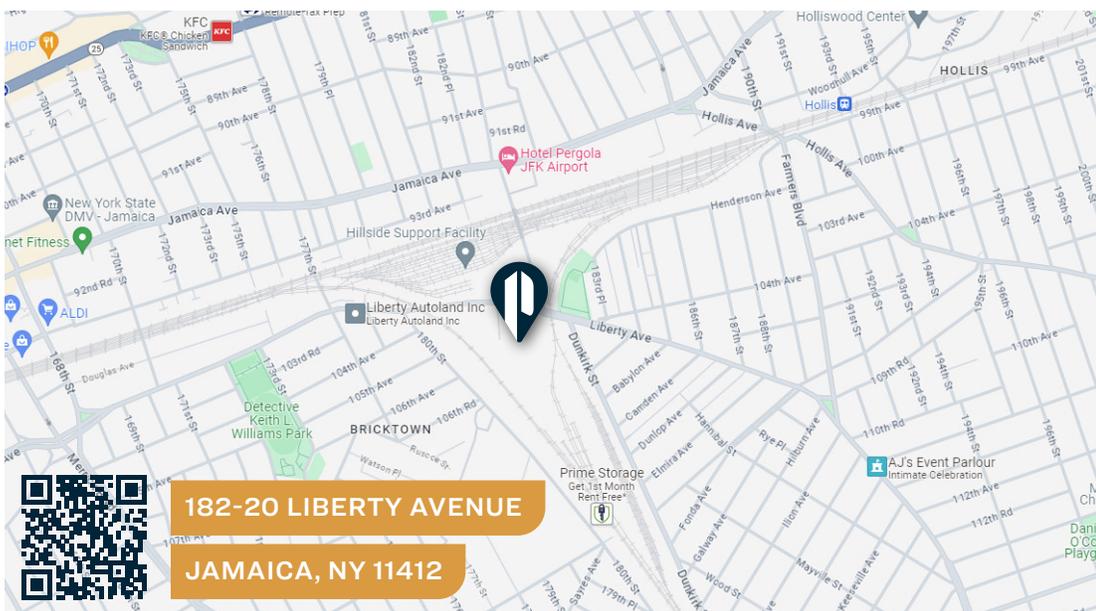


# Property Overview

- **Operational efficiency:** Streamline your workflow with 6 strategically placed loading docks, and ample off-street parking. Reduce downtime and boost productivity.
- **Prime location:** Situated just minutes from JFK Airport, your business thrives in a vibrant hub of commerce and transportation. Reach new markets and expand your reach effortlessly.
- **Capital Improvements Completed:**
  - New Roof
  - Parking Lot Pavement
  - Exterior Lighting
  - Fire Alarm
  - Facade
- **Capital Improvements Underway:**
  - New LED Lighting
  - Freshly Painted
  - New Bathrooms
  - Upgraded Gas Lines
  - Demo Area for New Office/ Showroom/Flex Space on 2nd Fl.
  - Possibility to Add Drive in Doors and Additional Loading Platform

## Features

- Spaces between **20,000–60,110 Sq. Ft. Available**
- Units Can Be Combined
- ±50,000 Sq. Ft. Shared Fenced and Paved Parking
- Divisions Considered from 20,000 Sq. Ft.
- 6 Loading Docks
- 18 Ft. Ceiling
- Off Street Loading
- Heavy Power
- Partial Second Floor - HVAC Office/Showroom/Flex Space
- Institutional Landlord - Tenant Improvements Allowance/ Building Modifications Considered for Qualified Tenants



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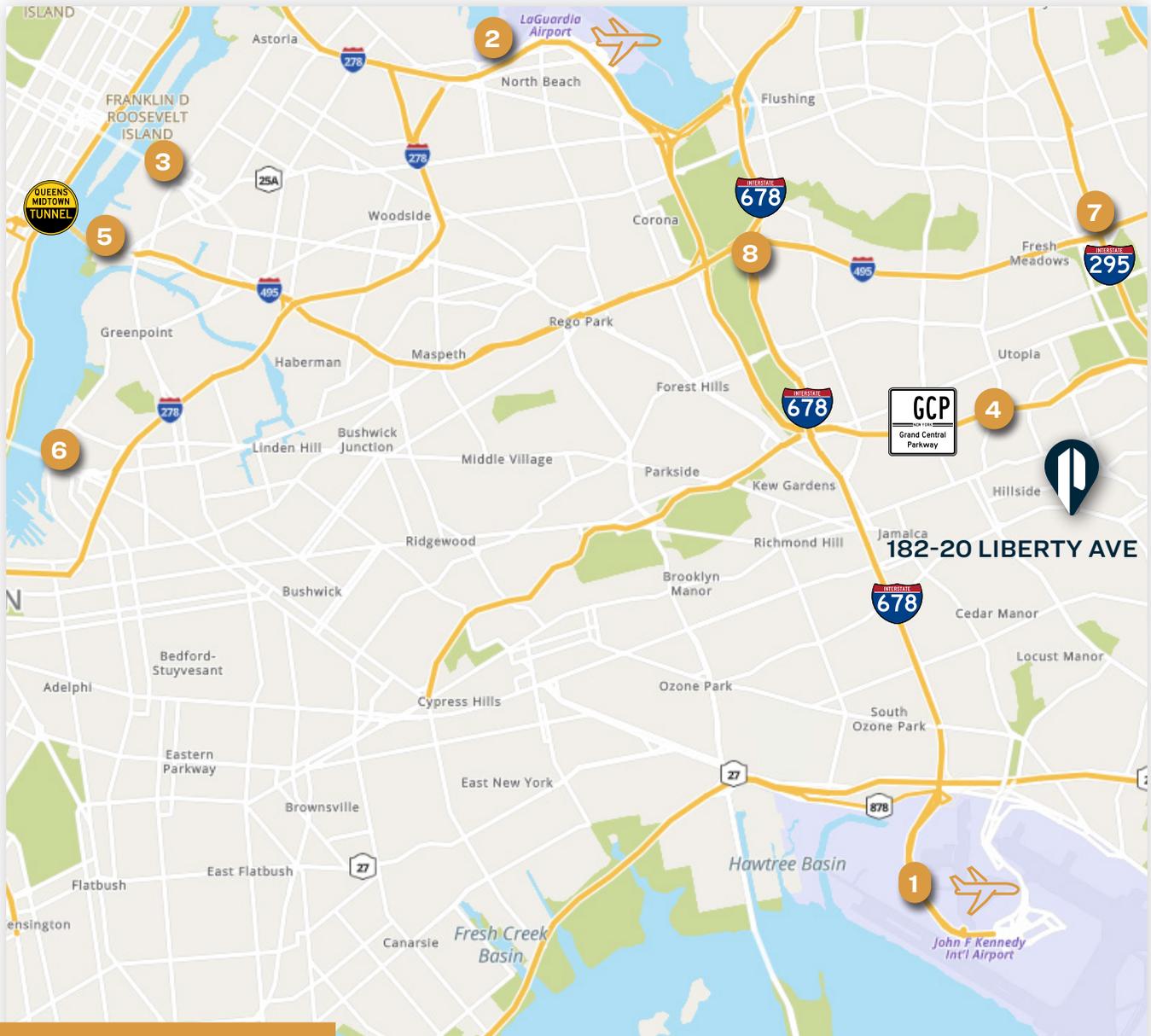
## Transport

- Van Wyck Expy
- Jamaica Avenue
- Liberty Avenue
- Jamaica - 179th Street
- Q83: LIBERTY AVE / 183TH STREET**
- X4: LIBERTY AVE / 184TH STREET**



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## KEY DISTANCES

1		JFK AIRPORT	5 MI	5		QUEENS MIDTOWN TUNNEL	14 MI
2		LGA AIRPORT	8 MI	6		WILLIAMSBURG BRIDGE	14 MI
3		QUEENSBORO BRIDGE	13 MI	7		CLEARVIEW EXPY	2.4 MI
4		GRAND CENTRAL PARKWAY	1.8 MI	8		VAN WYCK EXPY	5.9 MI

## PICTURES



**PINNACLE  
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