



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



SPACES AVAILABLE FROM 6,200 SQ. FT. TO 66,000 SQ. FT.

182-20 LIBERTY AVENUE

JAMAICA, NY 11412

**182,200 Sq. Ft.
1-Story Building Plus
50,000 Sq. Ft.
Truck Court/Parking.**

Flexible Warehouse Solutions From
6,000 - 62,000 Sq. Ft Remain Available
for Immediate Occupancy!


Type

Warehouse / Industrial / Land

 **SQUARE FOOT**
182,200 SF BLDG.
50,000 SF PRKG.

 **ZONING**
M1-1

 **CLEAR HEIGHT**
18'

PARCEL ID
 **10343**
BLOCK

 **LOADING**
17 LOADING DOCKS

 **47**
LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

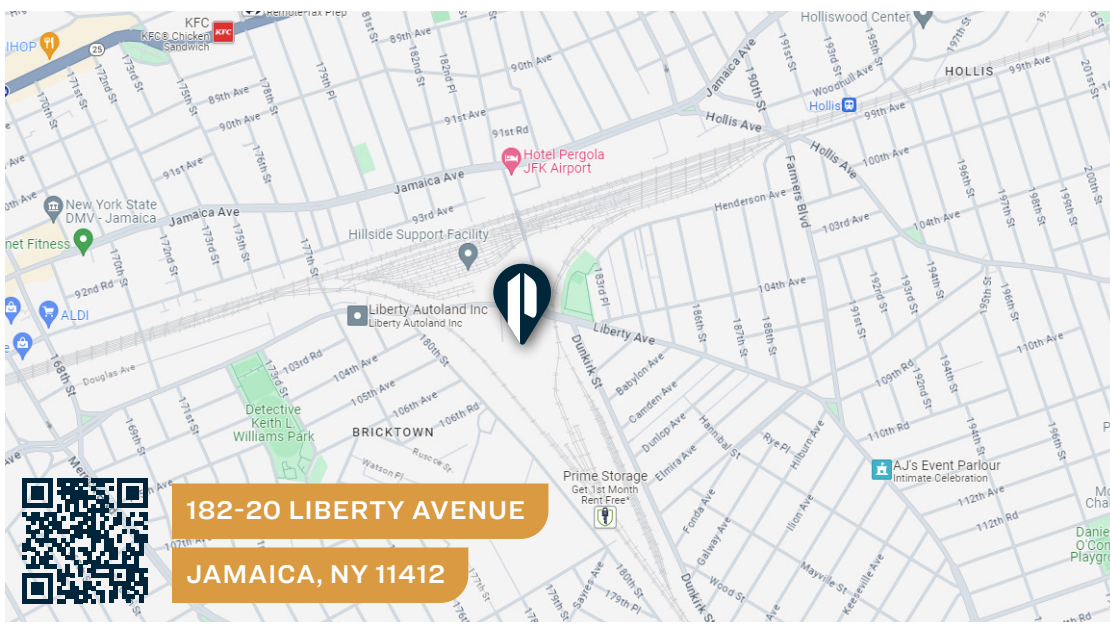
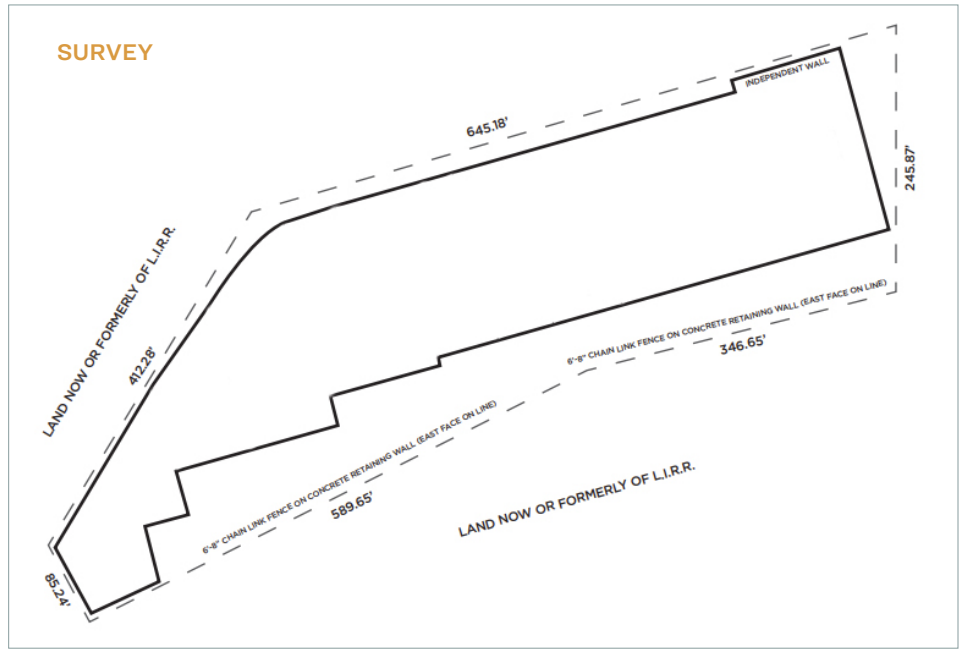
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Property Overview

- **Scalability:** 182,200 square feet of prime warehouse space, divisible to accommodate your exact requirements.
- **Operational efficiency:** Streamline your workflow with 17 strategically placed loading docks, ample off-street parking, and the potential for a secure, closed campus. 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

- 182,200 Sq. Ft. Mostly One-Story Building
- ±50,000 Sq. Ft. Fenced and Paved Parking
- Divisions Considered from 10,000 Sq. Ft.
- 17 Loading Docks
- 18 Ft. Ceiling
- Off Street Loading
- Heavy Power
- Partial Second Floor - HVAC Office/Showroom/Flex Space
- Potential for a Secured Closed Campus
- Institutional Landlord - Tenant Improvements Allowance/ Building Modifications Considered for Qualified Tenants



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Transport

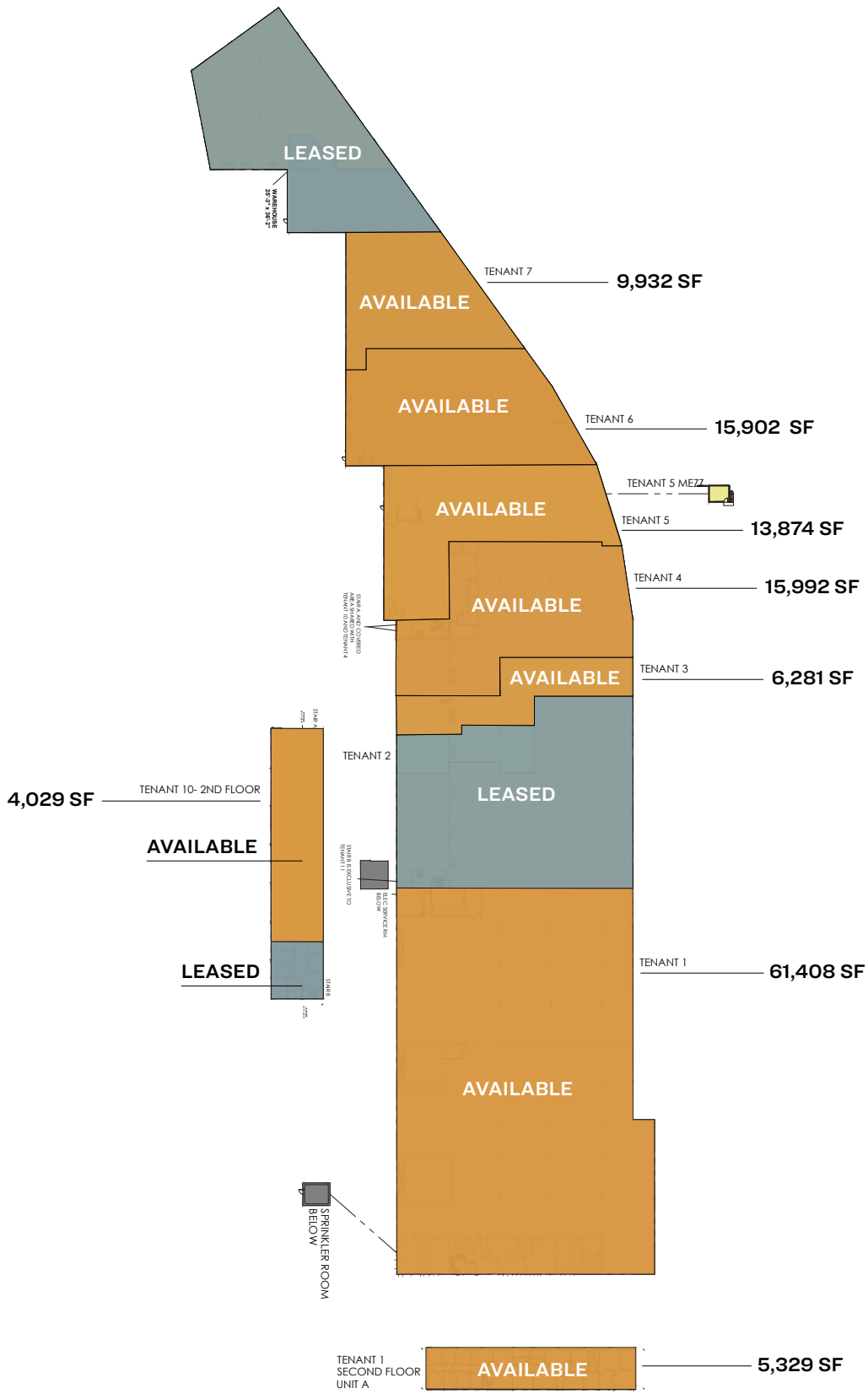
- Van Wyck Expy
- Jamaica Avenue
- Liberty Avenue
- Jamaica - 179th Street
- Q83:** LIBERTY AVE / 183TH STREET
- X4:** LIBERTY AVE / 184TH STREET

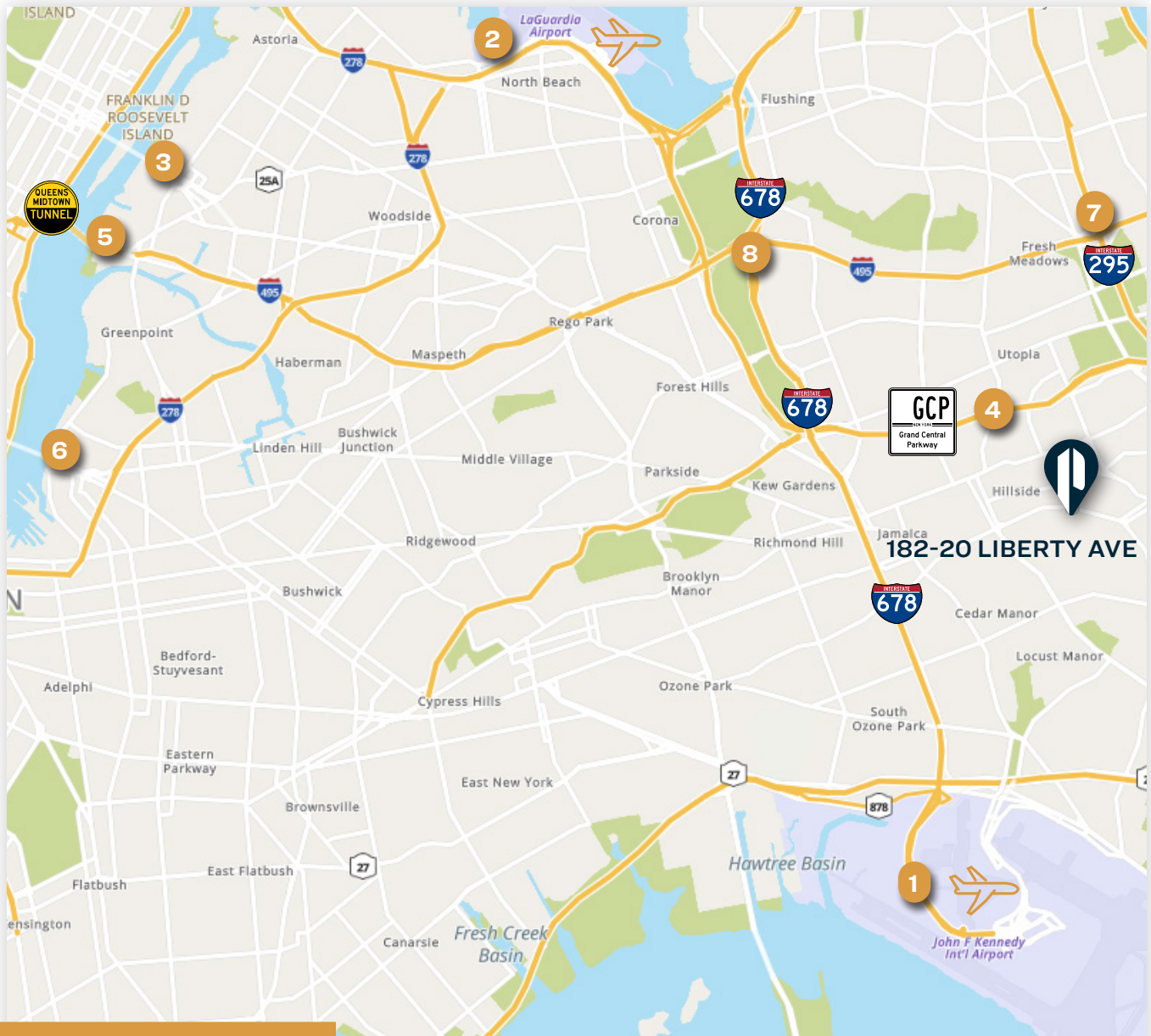


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FLOOR PLAN





182-20 LIBERTY AVE

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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OF NEW YORK, LLC

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