



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



47-32 AUSTELL PLACE

LONG ISLAND CITY, NY 11101

# Premier LIC Industrial Building with Loading Dock for 53' Trailers!







Ground Floor Space Available.  
Ideal for Warehouse, Factory, Showroom,  
Flex Space

PRICE

Upon Request

TYPE

Warehouse / Office / Flex

 SQUARE FT. <b>13,000</b> RSF	 ZONING <b>M1-4</b>
 CLEAR HEIGHT <b>13'</b>	 PARCEL ID <b>98</b> BLOCK
 LOADING Multiple Positions	 <b>30</b> LOT

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.



## INTERIOR & EXTERIOR PHOTOS



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101  
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# Property Overview

## FEATURES

- 13,000 Sq. Ft. Ground Floor
- Recently Renovated
- Multiple Loading Positions
- Can Accommodate Large Trucks
- Direct Access for Freight / Loading
- Private Entrance
- Fireproof Construction
- Fully Sprinklered
- Gas Heat
- Lots of Natural Light
- Passenger Elevator
- Fully Air Conditioned
- Potential for CEP Benefits
- Possible On Site Parking



## TRANSPORTATION



**HUNTERSPPOINT AVE**



**LONG ISLAND EXPRESSWAY**

**BROOKLYN-QUEENS EXPY**

**MIDTOWN TUNNEL**

**59TH ST/QUEENSBORO BRIDGE**

**TRIBORO BRIDGE**



**Q67: 27TH ST/49TH AVE**

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[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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