



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**32-00 SKILLMAN AVENUE**

**LONG ISLAND CITY, NY 11101**

# Stunning 20,000 Sq. Ft. Modern Loft Space Available in the Heart of LIC

Fully Renovated Available for a 8 Year Sublease. Private Dock & Freight Elevator.

Type  
**Flex / Loft**



SQUARE FOOT  
**20,000<sub>RSF</sub>**



ZONING  
**M1-4**



CLEAR HEIGHT  
**14'**



PARCEL ID  
**245**  
BLOCK



LOADING  
**1** LOADING DOCK



**9**  
LOT

**PRICE**

BUILDING LEASE

**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.



# Property Overview

## Features

- 20,000 Sq. Ft. Space
- 14 Ft. Ceilings
- HVAC Throughout Entire Space
- Large Freight Elevator with Convenient Loading Dock
- Amazing Natural Light
- Fully Equipped Kitchen
- New Windows
- 4 Private Bathrooms
- Remote Monitored Security System
- Approximately 1,000 Sq. Ft. Bonus Storage Room Next to Loading Dock



INTERIOR



KITCHEN



INTERIOR



BATHROOMS



## TRANSPORTATION

7

33RD STREET/  
RAWSON ST

N W

QUEENSBORO  
PLAZA



MIDTOWN  
TUNNEL

LONG ISLAND  
EXPRESSWAY

BQE



LIRR:  
HUNTERSPOINT  
AVENUE

Q32, Q60:  
QUEENS BLVD/  
33RD STREET



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



### BRENDAN BURKE

Associate Broker  
[bburke@pinnaclereny.com](mailto:bburke@pinnaclereny.com)  
718-371-6403



### PAUL BRALOWER

Associate Broker  
[pbralower@pinnaclereny.com](mailto:pbralower@pinnaclereny.com)  
718-371-6402



### LOUIS FUERY

Salesperson  
[lfuery@pinnaclereny.com](mailto:lfuery@pinnaclereny.com)  
718-371-6407