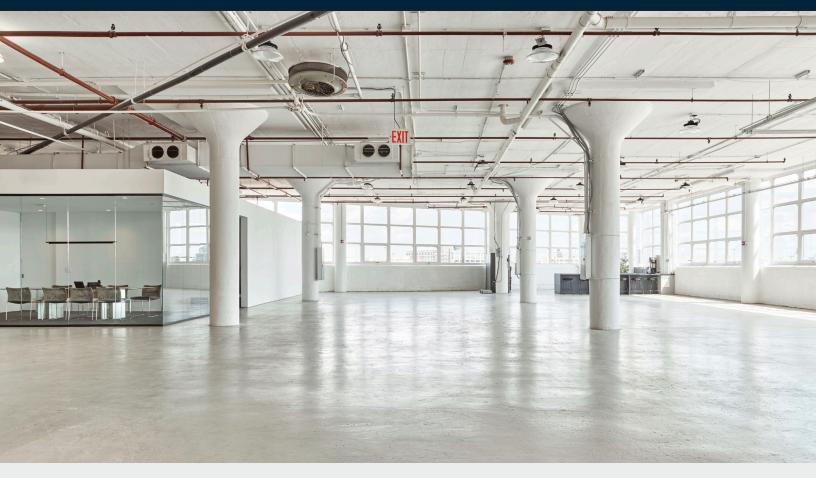


EXCLUSIVE LISTING

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.



718-784-8282 / PINNACLERENY.COM

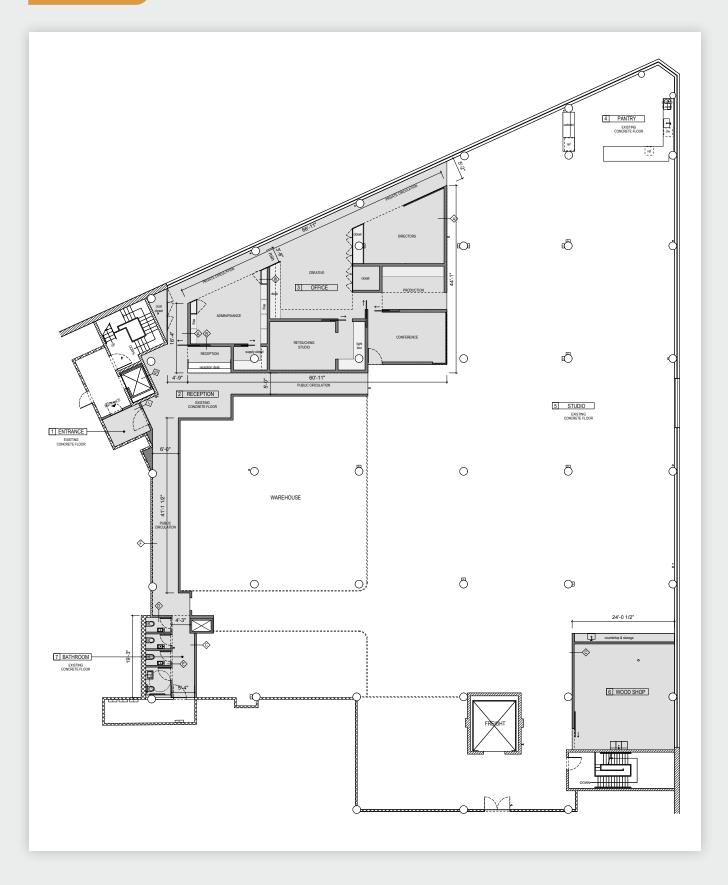
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Upon Request

BUILDING LEASE

PRICE







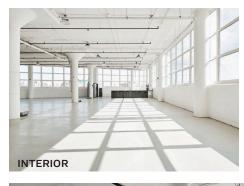
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Property Overview

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





Amtrak EHS

33 St-Rawson St 🔟

32-00 SKILLMAN AVENUE

LaGuardia Performing Arts

47th Ave

LIC, NY 1101

BRENDAN BURKE

Associate Broker

From \$166/night on Hilton Garden Inn I

JACX&CO Food Hall JACX&CO Food Market

skilln Adda Indian Canteen

enter

O Planet Fitness

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	TRANSPORTATION	
	7	33RD STREET/ RAWSON ST
fety QBK	N W	QUEENSBORO Plaza
4		MIDTOWN TUNNEL
1		LONG ISLAND Expressway
		BQE
	M Bus	LIRR: HUNTERSPOINT AVENUE
H		Q32, Q60: QUEENS BLVD/ 33RD STREET



34-07 Steinway Street, Suite 202 Long Island City, NY 11101 718-784-8282 pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:

Sunnyside Yard & O Facility (Amtrak & NJ... •

Skilln

Black Car Sa

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718-371-6403 LOUIS FUERY Salesperson

bburke@pinnaclereny.com



PAUL BRALOWER Associate Broker pbralower@pinnaclereny.com 718-371-6402