



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



**23-37 BORDEN AVENUE**

LONG ISLAND CITY, NY 11101

**1,750 Sq. Ft. –  
3,500 Sq. Ft.  
LIC Flex**

Exceptional Location at Bridge,  
Tunnel, Subway & LIRR. Ideal for  
Office / Studio / Showroom

PRICE

**Upon Request**

Type

**Flex / Loft / Office**

 **SQUARE FOOT**  
**3,500 RSF**

**ZONING**  
**M3-2**

 **CLEAR HEIGHT**  
**12'**

**PARCEL ID**

 **105**  
**BLOCK**

 **15**  
**LOT**

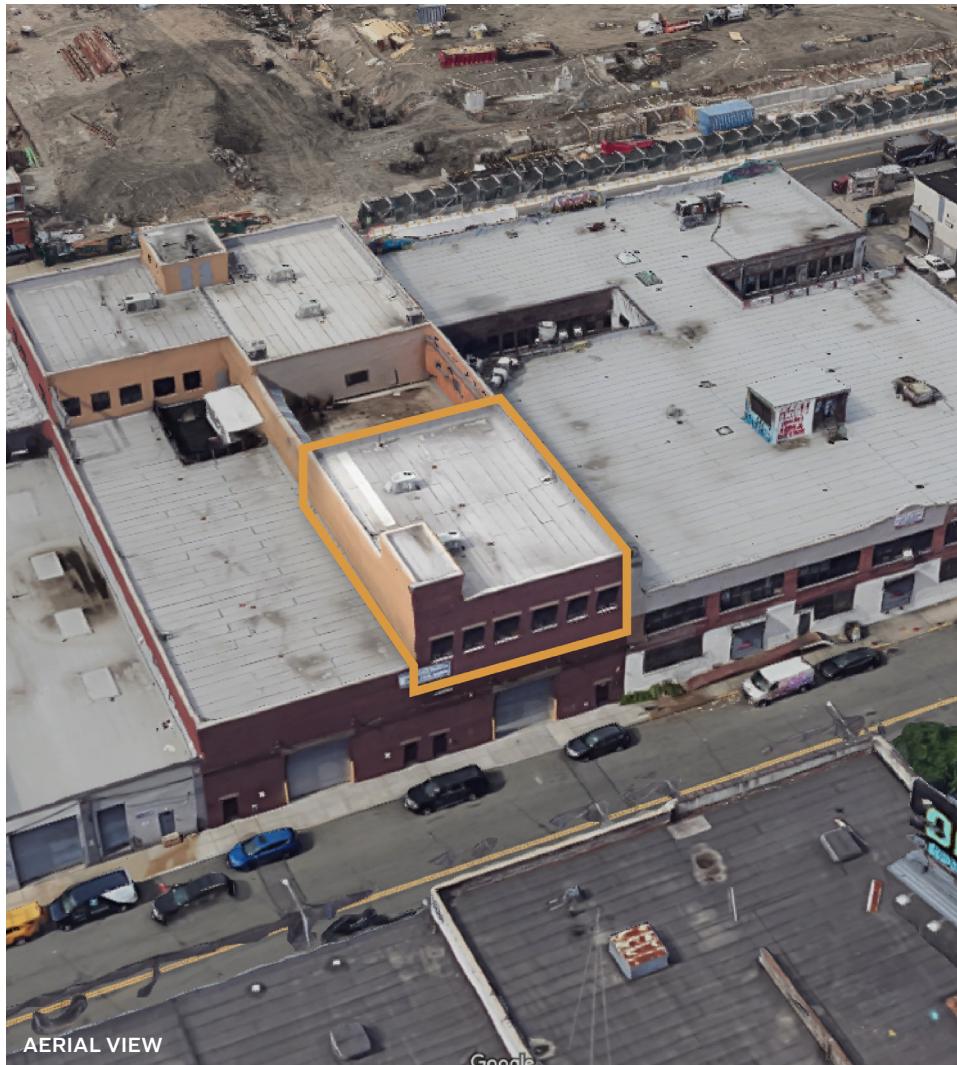
**718-784-8282 / PINNACLERENY.COM**

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.

# Property Overview

## Features

- Passenger Elevator, Suitable for Fedex/UPS Shipping
- Fully A/C Loft Office
- Ultra Modern Construction
- Fireproof Fully Sprinklered
- 12' Ceiling Height
- Clear Span - No Columns
- Natural Light
- Passenger Elevator
- 51st Avenue Frontage
- ICAP Tax Abatement



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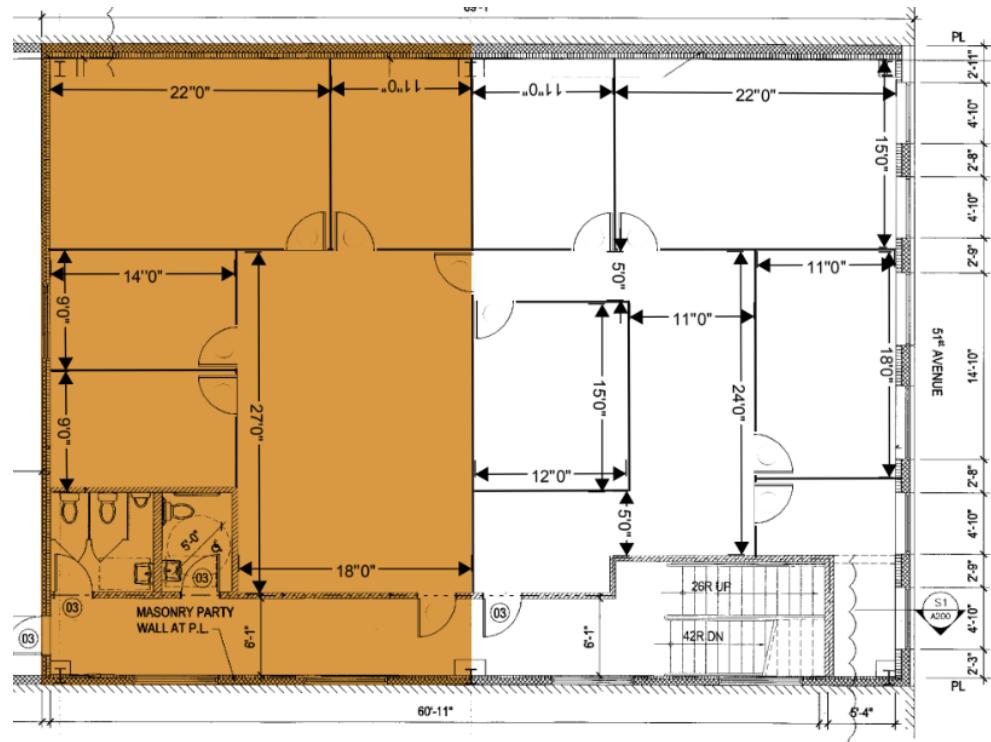
**TRANSPORTATION**

- 7 (Purple circle) HUNTERS POINT AVE
- E (Blue circle) M (Orange circle) COURT SQUARE/23RD ST
- G (Green circle) JACKSON AVE /21ST
- MIDTOWN TUNNEL
- LONG ISLAND EXPRESSWAY
- BQE

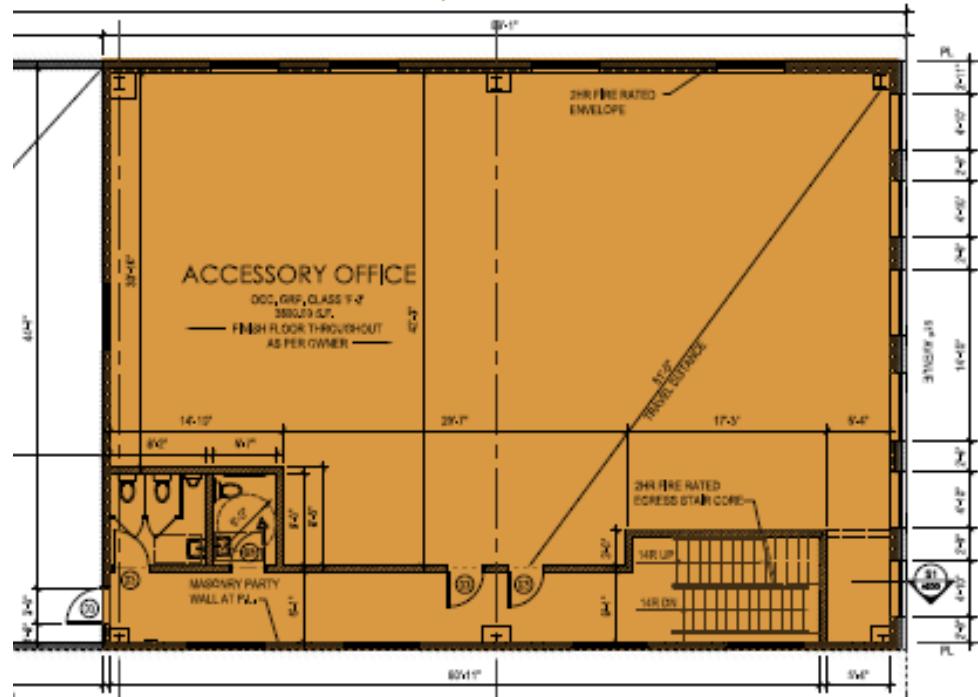
**MTA Bus** LIRR: HUNTERS POINT AVE  
Q67: 49TH AVE/25TH AVE

## FLOOR PLAN

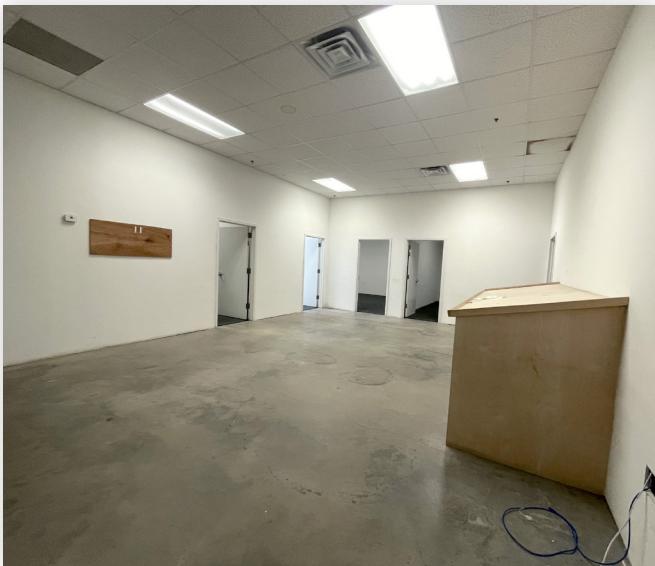
1,750 SQ. FT.



3,500 SQ. FT.



## PICTURES



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FOR MORE INFORMATION ABOUT THIS  
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