



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**18-45 STEINWAY STREET**

**ASTORIA, NY 11105**

# High-Ceiling Air-Conditioned One-Story Warehouse

Immaculate Recently Renovated Building  
For Sale or Lease

Type

**Warehouse / Industrial**



SQUARE FOOT

**32,000<sub>SF</sub>**



CLEAR HEIGHT

**20' - 22'**



LOADING

**1 INTERIOR LOADING DOCK**  
**2 DRIVE-IN DOORS**



ZONING

**M1-1**



PARCEL ID

**802**  
BLOCK



**114/151**  
LOTS

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

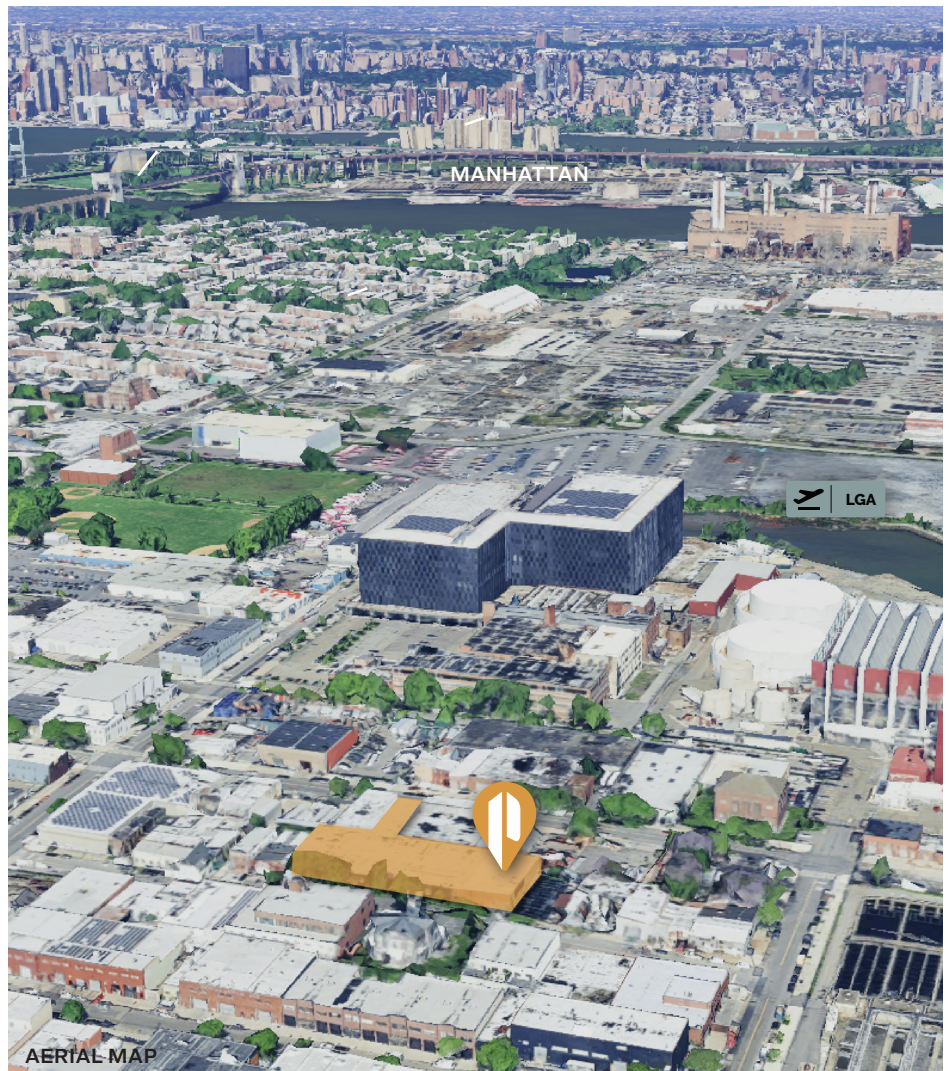
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



# Property Overview

## Features

- 32,000 Sq. Ft. Warehouse
- Finished +/- 4,000 Sq. Ft. Office Space
- 1 Interior Loading Dock (67 Ft. Deep)
- 2 Drive-In Doors
- Potential to Add Additional Loading from 41st Street
- 20–22 Ft. Ceiling Heights
- HVAC Cooling in 26,000 Sq. Ft.
- New Windows (Lots of Natural Light)
- 3–4 Car Parking
- 800 Amps Power
- Upgraded Gas and Electric Service
- Gas Heat Blowers
- Mostly Column-Free (Only One Row of Columns)
- Camera System in Place
- Upgraded Lighting
- 6,000 Sq. Ft. Section That Can Be Rented Separately—Ideal for Owner/User or Investor



## TRANSPORTATION

**N W** ASTORIA -  
DITMARS BLVD

**GRAND CENTRAL  
PKWY**

**BROOKLYN  
QUEENS EXPY**

**LGA**

**MTA Bus** Q101: STEINWAY  
ST / 20TH AVE



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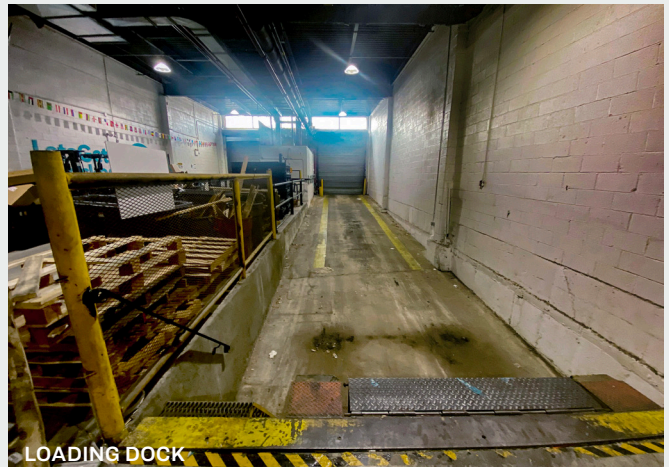
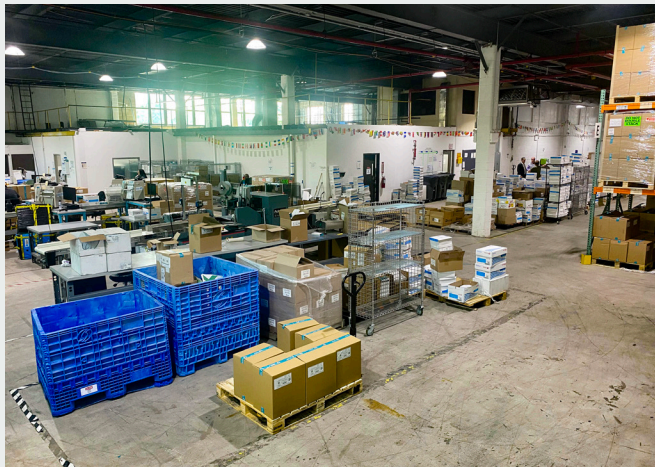
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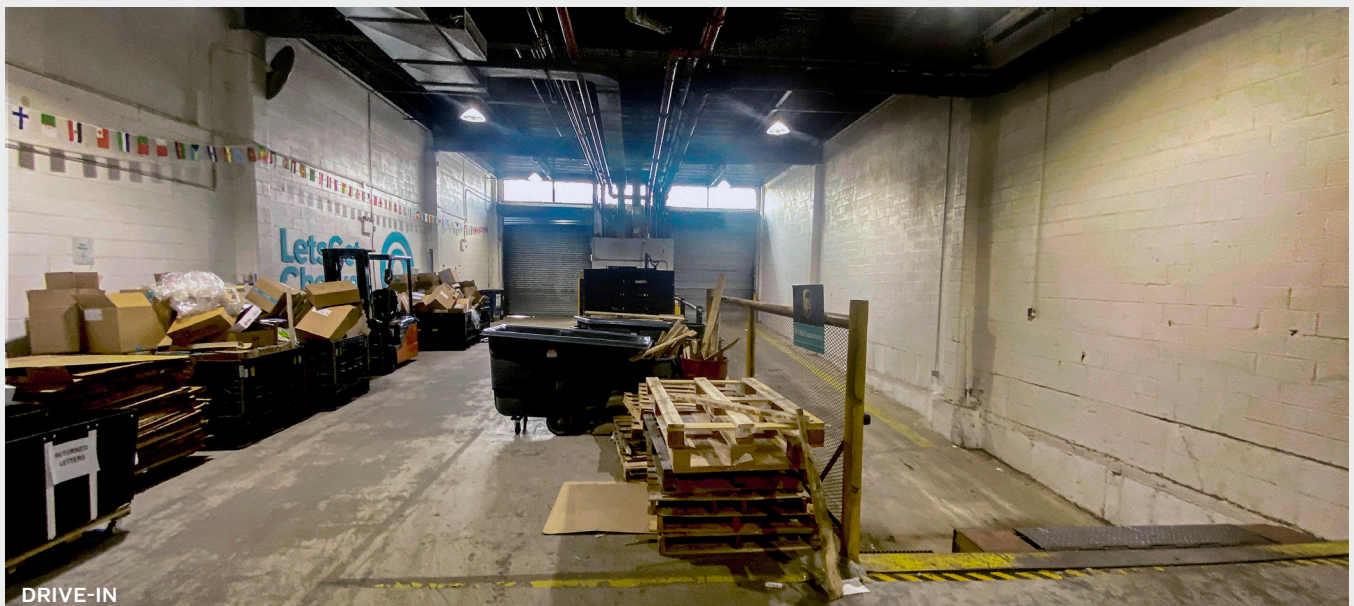
## PICTURES



WAREHOUSE



LOADING DOCK



DRIVE-IN



## PICTURES



WAREHOUSE



CONFERENCE ROOM



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