



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



21-24 44TH AVENUE

LONG ISLAND CITY, NY 11101

**27,000 Sq. Ft.
For Lease—Fully
Air Conditioned
2-Story Flex/Industrial
Building - Divisible**

Premier Long Island City Location at
Subway, Queensboro Bridge & Queens
Midtown Tunnel

Type

**Warehouse / Industrial / Office
Flex / Loft**



SQUARE FOOT

27,000_{RSF}



ZONING

M1-4



CLEAR HEIGHT

14'



PARCEL ID

439

BLOCK



LOADING

2_{DRIVE-INS}



27

LOT

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

- Ground Floor 14,000 Sq. Ft.
- Second Floor 13,000 Sq. Ft.
- Fireproof Construction
- 14' Ceiling Height Ground Floor / 12' Ceiling Height 2nd Floor
- Fully Airconditioned with Humidity Control
- 1,200 Amp Electrical Service
- Oversized Freight Elevator with 10,000 LB Capacity
- Abundance of Natural Light
- Large Street Level Drive-In Loading Bay
- Drive-In Loading to Freight Elevator From Street



21-24 44TH AVENUE

LONG ISLAND CITY, NY 11101

TRANSPORTATION

E M COURT SQUARE- 23RD STREET

7 N W QUEENSBORO PLAZA



NORTHERN BLVD
QUEENS BLVD
QUEENSBORO BRIDGE
LONG ISLAND EXPY



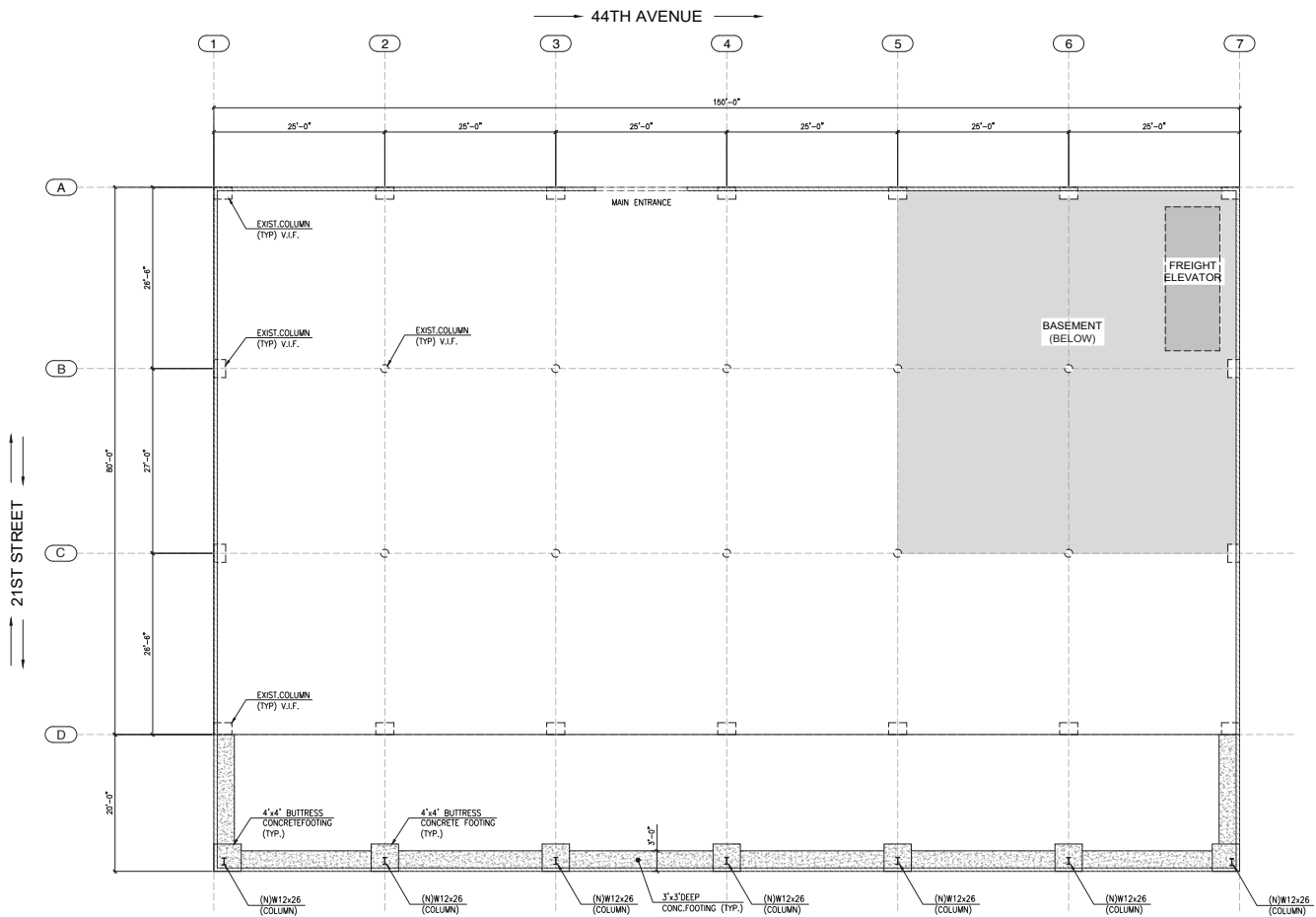
Q103: 21ST ST/ 44TH DR



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.

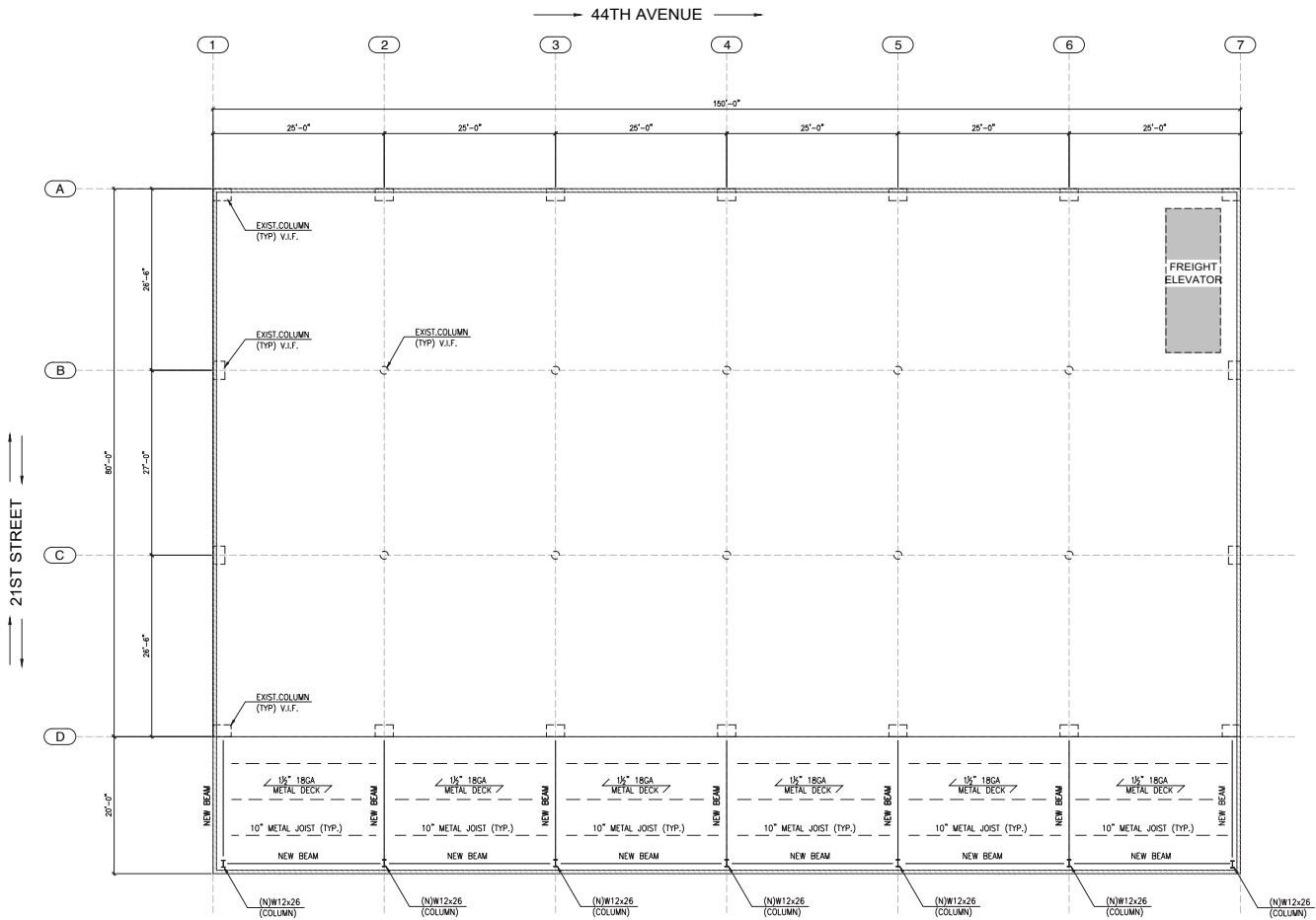
FLOOR PLAN | GROUND FLOOR



1 GROUND FLOOR FRAMING PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

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.

FLOOR PLAN | SECOND FLOOR



3 SECOND FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

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.



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:

GEORGE MARGARONIS
Partner
gmargaronis@pinnaclereny.com
718-784-8404

JAMES TACK
Partner
jtack@pinnaclereny.com
718-784-8541

DANIEL TACK
Salesperson
dtack@pinnaclereny.com
718-371-6371

TYLER FIELDS
Salesperson
tfields@pinnaclereny.com
718-371-6375

JAMES EGE
Salesperson
jege@pinnaclereny.com
718-371-6423