



**PINNACLE REALTY**  
OF NEW YORK, LLC

[www.pinnaclereny.com](http://www.pinnaclereny.com)

46-34 11th Street • Long Island City, NY 11101

718-784-8282

## FULLY AIR-CONDITIONED - MODERN WAREHOUSE & OFFICES

**4,875 SF OR 3,525 SF AVAILABLE IMMEDIATELY @ QUEENSBORO BRIDGE**


### FEATURES:

- 4,875 Total Sq. Ft.
  - 2,000 Sq. Ft. Ground Floor
  - 1,525 Sq. Ft. 2<sup>nd</sup> Floor Warehouse / Office
  - 1,350 Sq. Ft. 3<sup>rd</sup> Floor Office (optional)
- Drive-In Door
- Private Offices
- Conference Rooms
- Kitchen
- HVAC
- Roof Deck
- Additional Mezzanine Space

### NEARBY:

- Long Island Expressway
- Brooklyn-Queens Expressway
- Triboro - R.F.K. Bridge
- Roosevelt Island Bridge
- 59<sup>th</sup> Street Bridge / Queensboro Bridge
- Midtown Tunnel
- Northern Blvd. / Vernon Blvd.

#### Transportation:

 21<sup>st</sup> St - Queensbridge

 **Q103** 40<sup>th</sup> Ave / 10<sup>th</sup> St



**LEASE PRICE:**

**UPON REQUEST**

**38-34 11<sup>TH</sup> STREET, LONG ISLAND CITY, NY**

**BLOCK:** 474

**LOT:** 45

**ZONING:** M1-3

For Information About This Property  
Contact Exclusive Agents:

**James Ege**, Salesperson  
[jege@pinnaclereny.com](mailto:jege@pinnaclereny.com)  
718-371-6423

**Paul Bralower**, Associate Broker  
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718-371-6402



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