



# 18-81 Steinway St. Astoria, NY 11105



***25,354 SF Warehouse  
Available for Lease***





# NYCIA

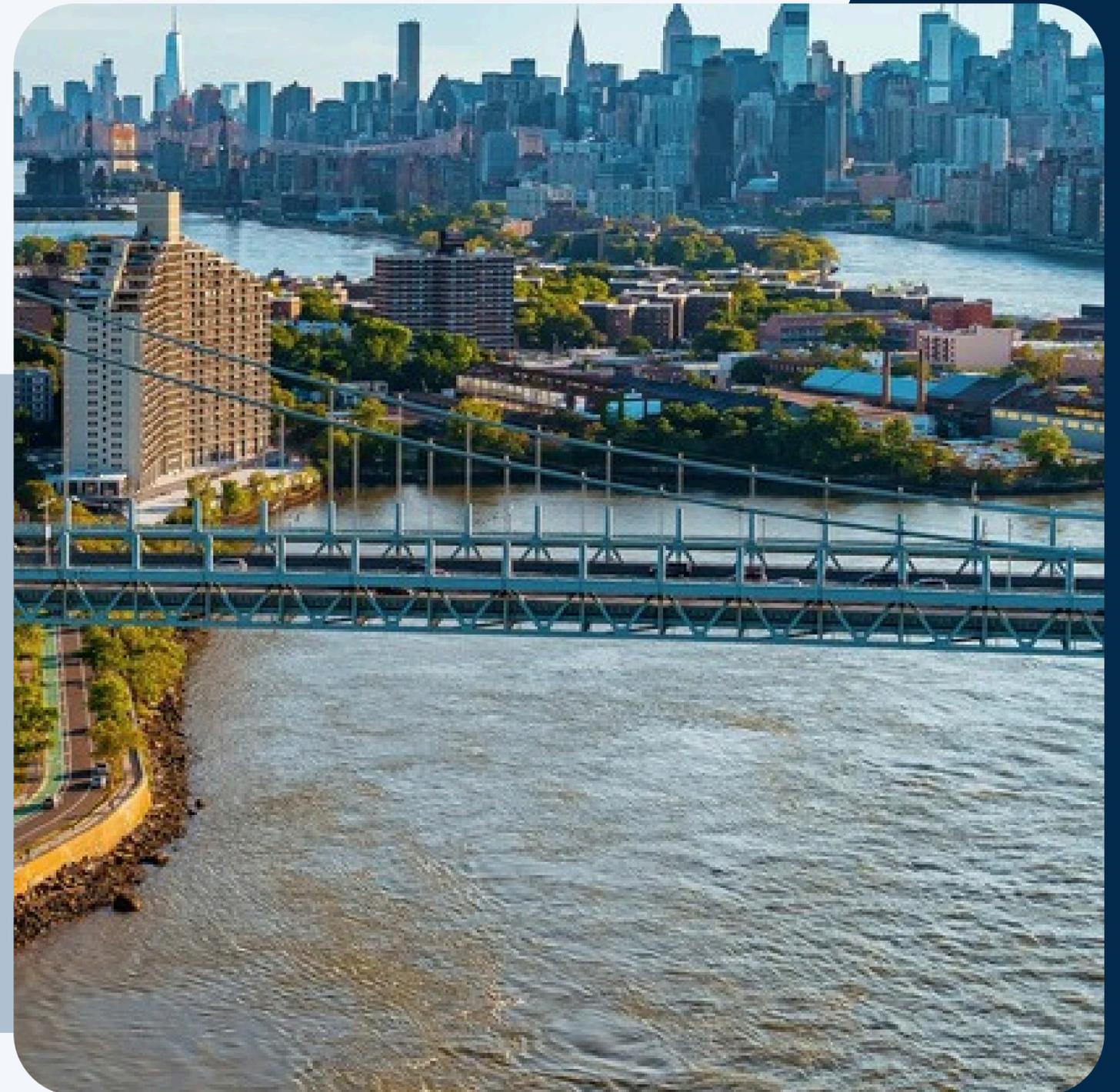
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# A Rare Industrial Space in Astoria

Located in the heart of Astoria, 18-81 Steinway Street offers 25,354 SF of functional industrial space with immediate access to Manhattan, Long Island City, and the broader Queens market. The property sits within one of New York City's most supply-constrained urban industrial submarkets, where location continues to drive demand.

The building features 22' clear height, strong power capacity, and a combination of dock-high and drive-in loading, supporting light manufacturing, production, and hybrid industrial uses. Its proximity to major transit corridors and a dense labor pool further strengthens its positioning for urban-focused operators.



18-81 Steinway St. Astoria, NY

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# Building Configuration

**Building Size:**

- 25,354 SF

**Office Space:**

- 1,140 SF

**Max Clear Height:**

- 22 feet

**Loading:**

- 2 Loading Docks
- 1 Drive-In Door

**Column Spacing:**

- 45' x 45'

**Power:**

- 800 Amps

**Zoning:**

- M1-1



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# Ground Floor

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## Square Footage:

- 25,354 SF

## Clear Height:

- 22 feet

## Loading:

- 2 Loading Docks
- 1 Drive-In Door

## Floor Usage:

- Industrial

## Column Spacing:

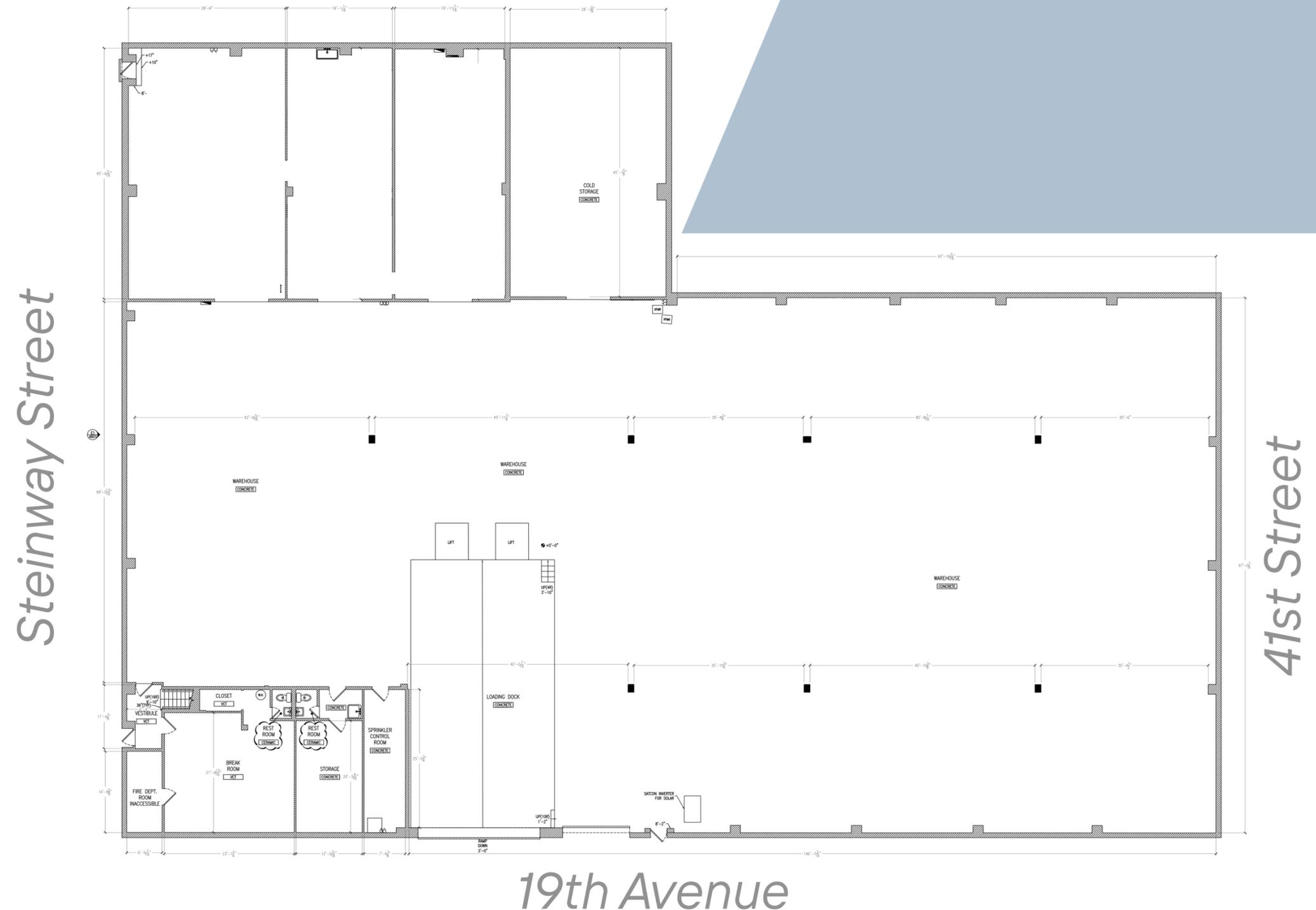
- 45' x 45'

## Cold Storage:

- 1,281 SF

## Restrooms:

- 2



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# Mezzanine

**Square Footage:**

- 1,140 SF

**Floor Usage:**

- Office

**Private Offices:**

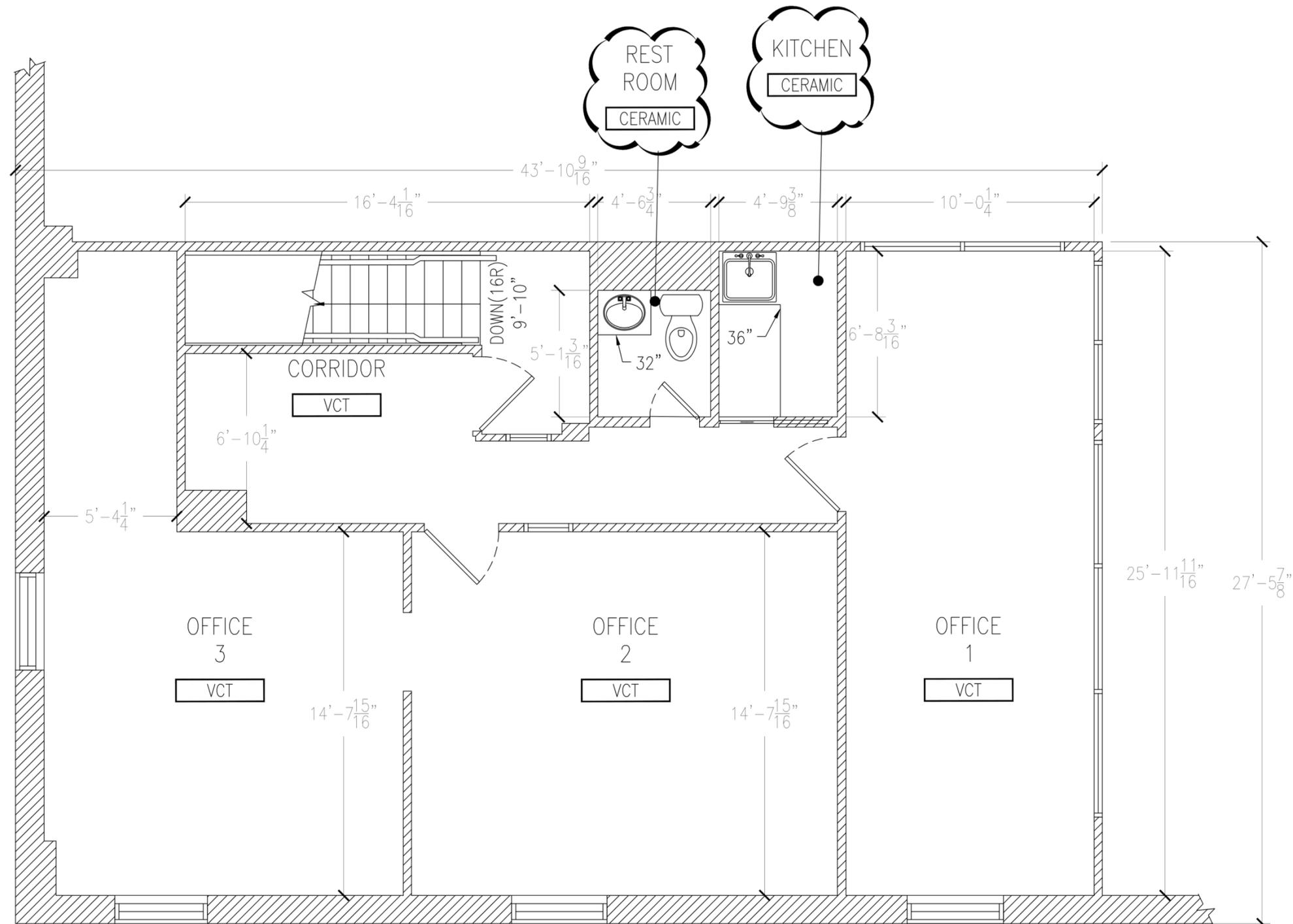
- 3

**Restrooms:**

- 1

**Kitchen:**

- 1





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## Location Overview



**RFK/Triboro Bridge - 2.9 Miles**

8 minutes, to The Bronx and Uptown Manhattan

**LaGuardia Airport (LGA) - 2.1 Miles**

8 minutes

**Queens–Midtown Tunnel - 5.2 Miles**

15 minutes, to Midtown Manhattan

**Williamsburg Bridge - 8.2 Miles**

15 minutes, to Downtown Manhattan

**JFK Airport - 12 Miles**

15-30 minutes

**Newark Airport (EWR) - 21.5 Miles**

30–50 minutes

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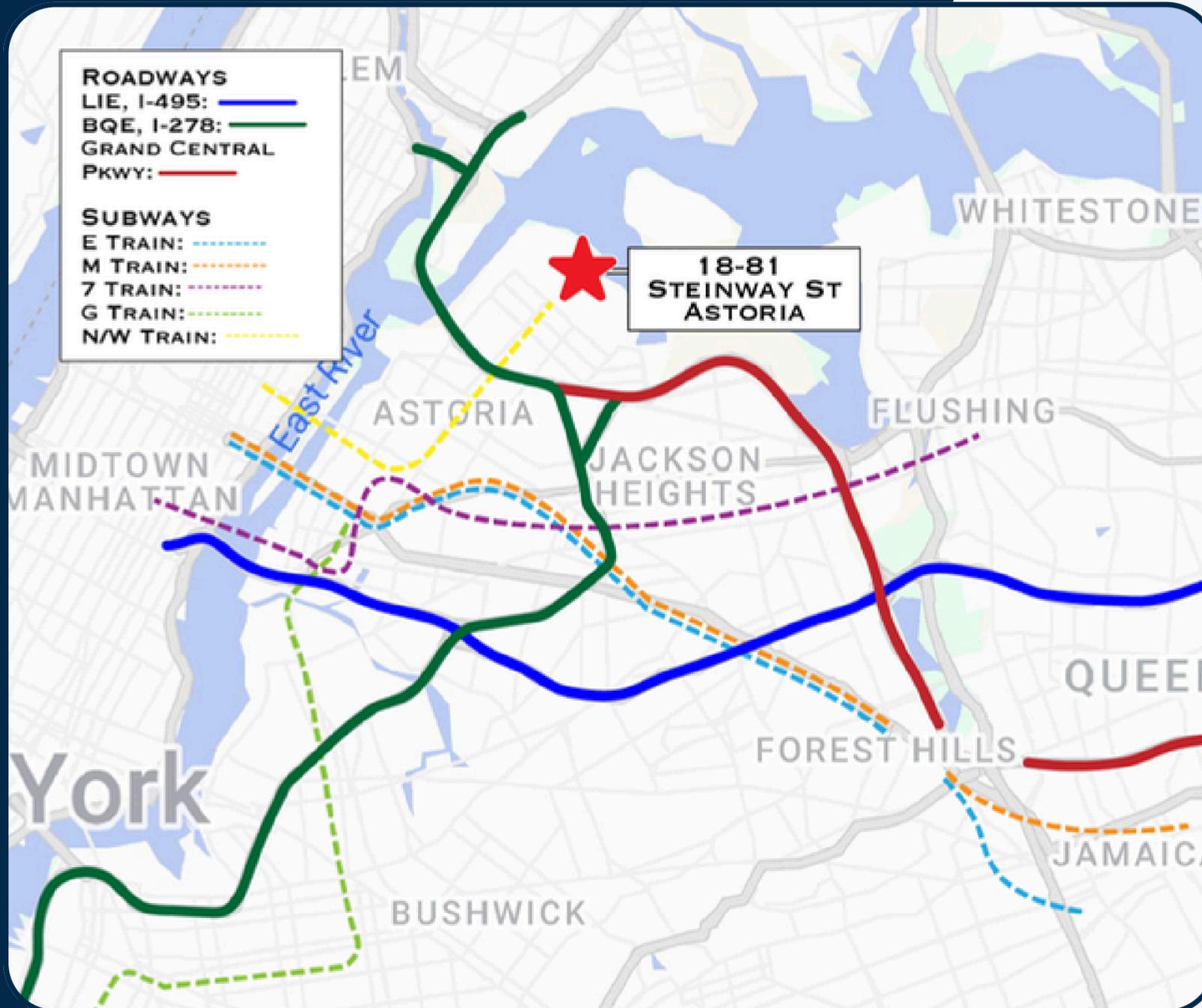


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## Local Access



### Grand Central Parkway

1.3 Miles to access

### Brooklyn-Queens Expressway (BQE, I-278)

1.2 miles to access

### Northern Blvd (25A)

2.2 miles to access

### Commuter Access:

Astoria-Ditmars Blvd: N, W Subway  
 20 Ave/Steinway St: Q101, Q100 Bus

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## Use Types

- Last-Mile
- Parcel / E-commerce
- Food & Beverage
- Fleet / Electric Vehicle
- Film & TV
- Construction / Building Materials
- Entertainment & Recreation



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# Institutional Ownership

Seagis is a national, institutional industrial real estate owner with a portfolio exceeding 13 million square feet across major U.S. markets. Founded in 2005, Seagis owns and operates properties serving more than 600 tenants nationwide, with a long-term focus on functional, well-located industrial assets.

The property will be professionally managed by Seagis' in-house management team, ensuring responsive ownership and ongoing operational support.

Planned capital improvements include new LED lighting, white-boxed interiors, and delivery of the space broom-swept and move-in ready, providing tenants with a clean, efficient, and modernized environment from day one.



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