



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**36-09 VERNON BOULEVARD**

**LONG ISLAND CITY, NY 11106**

# 3,000 Sq. Ft. Column-Free Warehouse For Lease.

Prime Location at Bridge/Tunnel.

Type  
**Warehouse / Industrial**



SQUARE FOOT

**3,000<sub>RSF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**14'**



PARCEL ID

**355**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**15**

LOT

**PRICE**

**Upon Request**

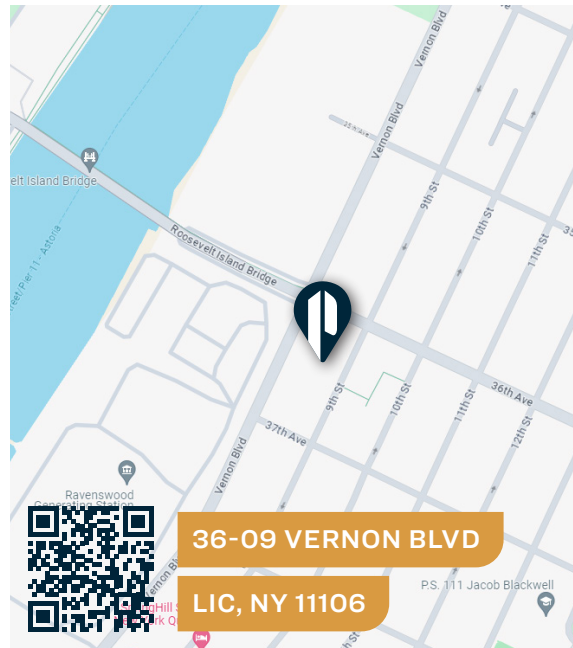
**718-784-8282 / PINNACLERENY.COM**

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

- 3,000 Sq. Ft.
- Column-Free
- 14' Clear Ceiling Height
- Large Drive-In Door
- Small Existing Office/ Mezzanine Storage
- Gas Unit Heaters
- Available August /September - 2024



## TRANSPORTATION



21ST ST-QUEENSBRIDGE



36TH AVENUE



QUEENS & RFK BRIDGES

NORTHERN & QUEENS BLVD

MIDTOWN TUNNEL

LIE

GRAND CENTRAL



Q102, Q103:  
VERNON  
BLVD/37TH AVE



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Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
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