



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



31-16 HUNTERS POINT AVENUE

LONG ISLAND CITY, NY 11101

Modern LIC Flex Building For Lease

7,500 Sq. Ft. 2nd Floor Available

Type

Warehouse / Storage / Flex



SQUARE FOOT

7,500_{RSF}



ZONING

M2-1



CLEAR HEIGHT

20'



PARCEL ID

289

BLOCK



40

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

**7,500 Sq. Ft. 2nd Floor
Fully Air-Conditioned**

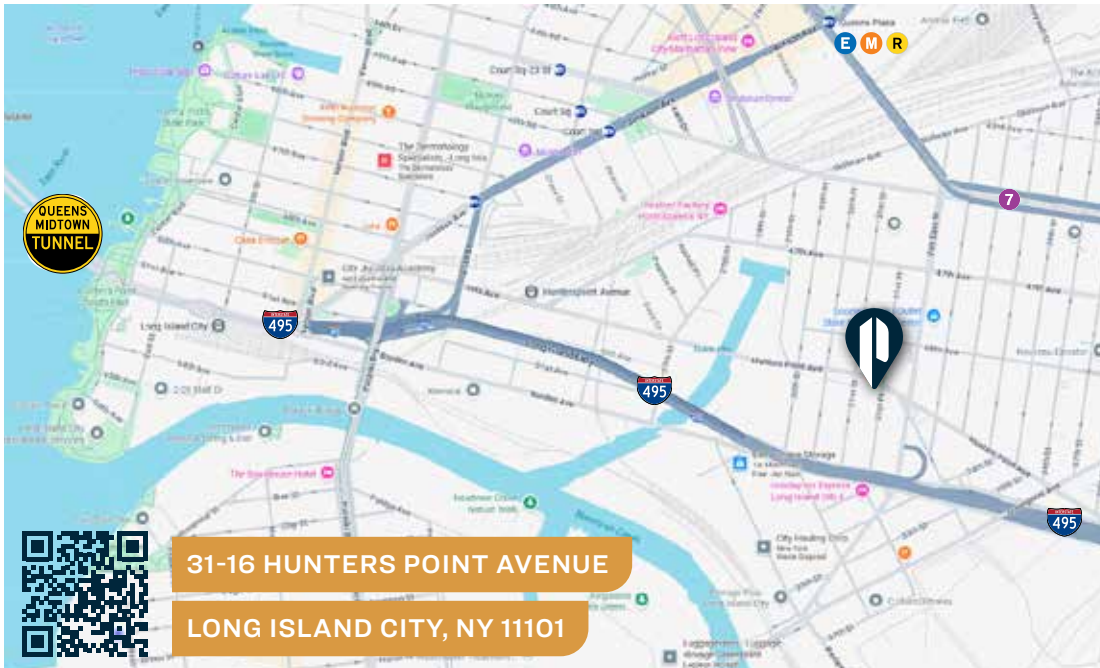
- 5,000 Sq. Ft. with 20' Ceilings
- 2,500 Sq. Ft. of Finished Office Space
- 2,000 Sq. Ft. Usable Mezzanine (Not counted in SF)
- Great Natural Light
- Large Automatic Freight Elevator (7,000 lbs. 8' x 8')



31ST PLACE — STREET VIEW



AERIAL VIEW



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TRANSPORTATION

- 7** 33RD ST/ RAWSON ST
- M R** QUEENS PLAZA
- E**

MIDTOWN TUNNEL
LONG ISLAND EXPRESSWAY
BQE

MTA Bus LIRR:
HUNTERSPONT AVE
Q67: BORDEN AVE/
VAN DAM ST
Q39: 48 AVE/
VAN DAM ST

PICTURES



**PINNACLE
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