



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



23-37 BORDEN AVENUE

LONG ISLAND CITY, NY 11101

3,500 Sq. Ft. Flex Space

Exceptional Location at Bridge,
Tunnel, Subway & LIRR. Ideal for
Office / Studio / Showroom -
Divisible to 1,750 Sq. Ft.

Type
Flex / Loft / Office



SQUARE FOOT

3,500^{RSF}



ZONING

M3-2



CLEAR HEIGHT

12'

PARCEL ID



105

BLOCK



15

LOT

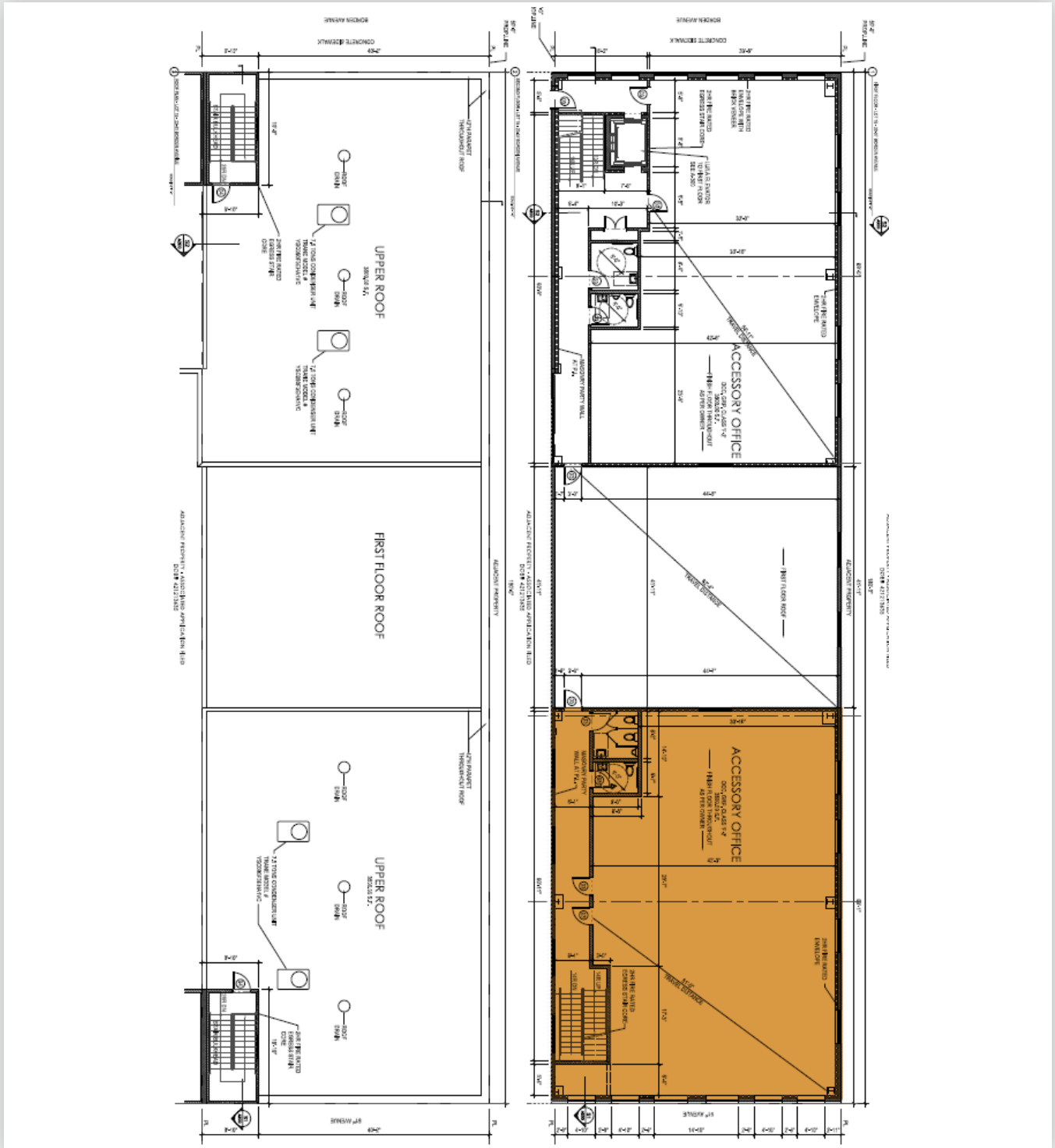
PRICE

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.

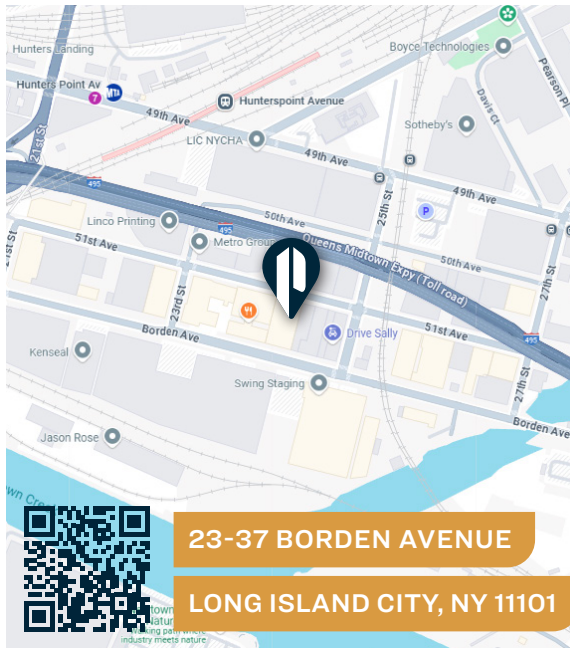
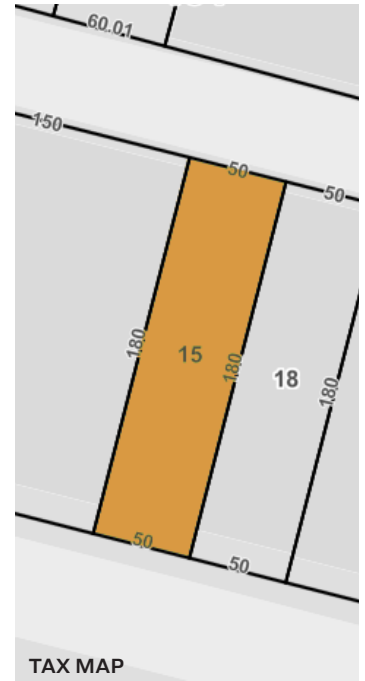
FLOOR PLAN



Property Overview

Features

- Passenger Elevator, Suitable for Fedex/UPS Shipping
- Fully A/C Loft Office
- Ultra Modern Construction
- Fireproof Fully Sprinklered
- 12' Ceiling Height
- Clear Span - No Columns
- Natural Light
- Passenger Elevator
- 51st Avenue Frontage
- ICAP Tax Abatement



TRANSPORTATION

- 7** HUNTERS POINT AVE
- E M** COURT SQUARE/ 23RD ST
- G** JACKSONS AVE /21ST
- MIDTOWN TUNNEL**
- LONG ISLAND EXPRESSWAY**
- BQE**
- MTA Bus** LIRR: HUNTERS POINT AVE
- Q67: 49TH AVE/25TH AVE**



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718-784-8282
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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