



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



47-61 PEARSON PLACE

LONG ISLAND CITY, NY 11101

Entire Building Available for Long-Term Net Lease

**Prominent LIC Location @
Public Transportation**

Ideal for Corporate Headquarters / NYC Public School
Charter School / Training Center / Warehouse
Factory / Showroom / Art Storage / Moving & Storage

PRICE

Upon Request

TYPE

Warehouse / Office / Flex



SQUARE FT.
58,000 RSF



ZONING
M1-4



CLEAR HEIGHT
13'



PARCEL ID
98
BLOCK



LOADING
Multiple
Positions

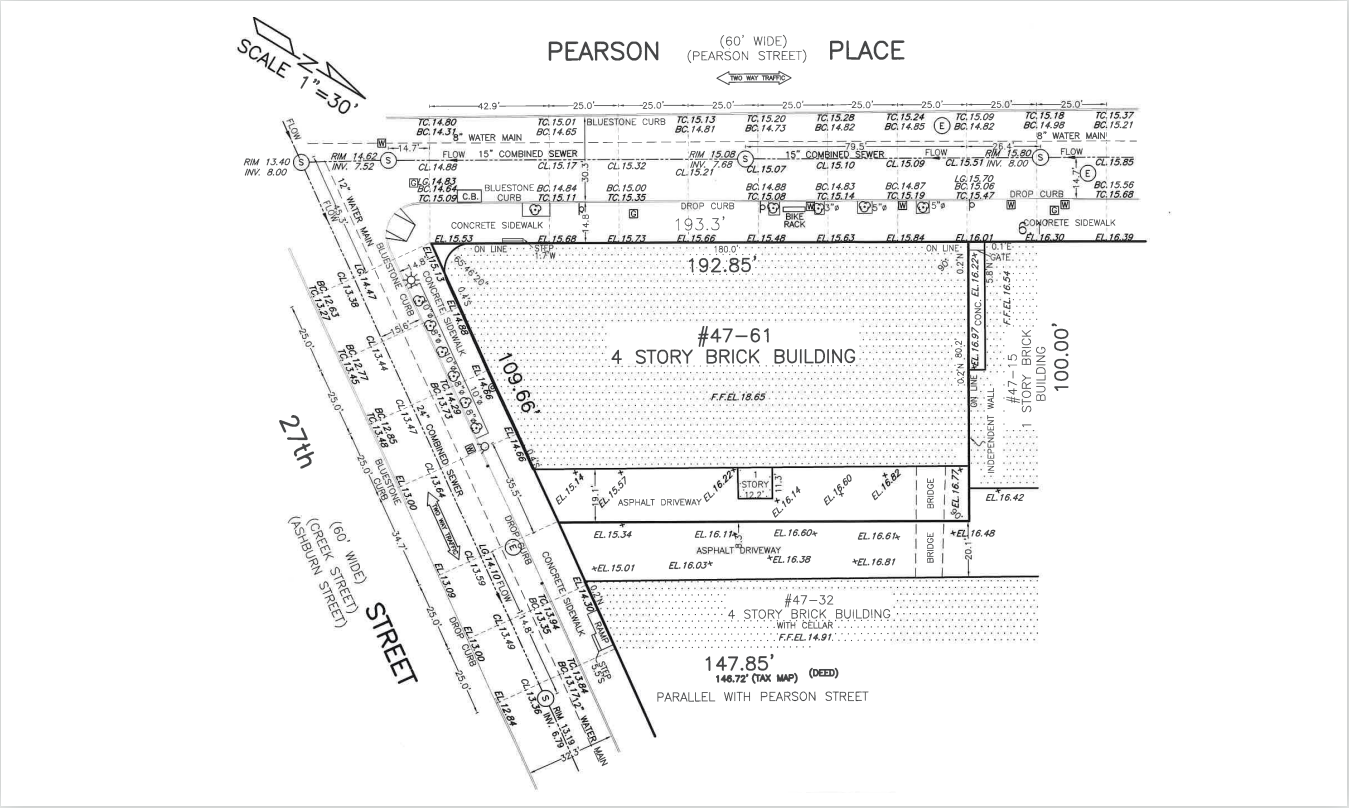


22
LOT

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.

SURVEY



LOADING DOCK



Property Overview

FEATURES

- Entire Building Available
- 4 Stories 14,500 Sq. Ft. Per Floor
- 1750 Amps 3-Phase
- 21x21 Column Spacing
- 16 Parking Spots
- Windows on 4 Sides
- 4" Gas Line
- Recently Renovated
- 8' x 16' Freight Elevator
- Multiple Loading Platforms
- Can Accommodate Large Trucks
- Fireproof Construction
- Fully Sprinklered
- Fully Air Conditioned
- Gas Heat
- Excellent Natural Light
- Potential for CEP Benefits



TRANSPORTATION



**HUNTERSPPOINT
AVE
LIRR**



**LONG ISLAND
EXPRESSWAY
BROOKLYN-
QUEENS EXPY
MIDTOWN TUNNEL
59TH ST /
QUEENSBORO
BRIDGE
TRIBORO BRIDGE**



**Q67: 27TH ST /
49TH AVE**



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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