



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**30-35 THOMSON AVENUE**

**LONG ISLAND CITY, NY 11101**

# Rare Opportunity in the Heart of LIC

Premium 52,343 Sq. Ft.  
Distribution Facility + Parking

**PRICE**

**Upon Request**

**TYPE**

**Warehouse / Office / Development**



**SQUARE FT.**

**52,343** RSF



**ZONING**

**M1-4**



**CLEAR HEIGHT**

**15' - 24'**



**PARCEL ID**

**275**  
BLOCK



**LOADING CAPACITY**

**6** Interior Loading  
Platforms



**23**  
LOT



**ELECTRIC POWER**

**600** AMPS/3 PHASE

**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

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 30-35 Thomson Avenue, Long Island City, NY. This perfectly located 52,343 Sq. Ft. distribution facility is one block to the entrance ramp of the 59th Street / Queensboro Bridge, minutes to Manhattan and the LIE/495, with convenient access to major roadways servicing the boroughs of NYC and the tristate metropolitan area.

Just three blocks to the 7 train, and 5 blocks to the E, M, R trains the site benefits from excellent access via public transportation. This premium industrial facility is located in an M1-4 zoning district, which allows for up to 2.0 FAR/ 100,000 sq. ft. of industrial/commercial development, and 6.5 FAR/ 325,000 Sq. Ft. of community facility development as-of-right.

The property has over 300 feet of frontage on Thomson Avenue, providing excellent access, exposure, and is perfectly positioned to service the rapidly growing demand for e-commerce, last mile distribution, fleet sales and maintenance.




## FEATURES


- Lot Size: 50,000 Sq. Ft.
- Building Size: 52,343 Sq. Ft.
- Ground Floor: 44,000 Sq. Ft.
- 2nd Floor: 8,343 Sq. Ft. A/C Offices
- Ceiling Height: 15'-24'
- Loading: 6- Interior Loading platforms
- Electric Service: 600 amps/3 phase
- Construction: Fireproof + Fully Sprinklered
- Exterior Parking: 6,000 Sq. Ft.



## TRANSPORTATION

**E M R** QUEENS PLAZA  
**7** 33RD ST/  
RAWSON ST  
**N W** QUEENSBORO  
PLAZA

 NORTHERN BLVD,  
QUEENS BLVD,  
JACKSON AVE,  
QUEENSBORO  
BRIDGE, LI EXPY,  
BROOKLYN-QUEENS  
EXPY

 **Q39: THOMPSON  
AVE/30TH PLACE**  
**Q60: QUEENS BLVD  
/SKILLMAN AVE**

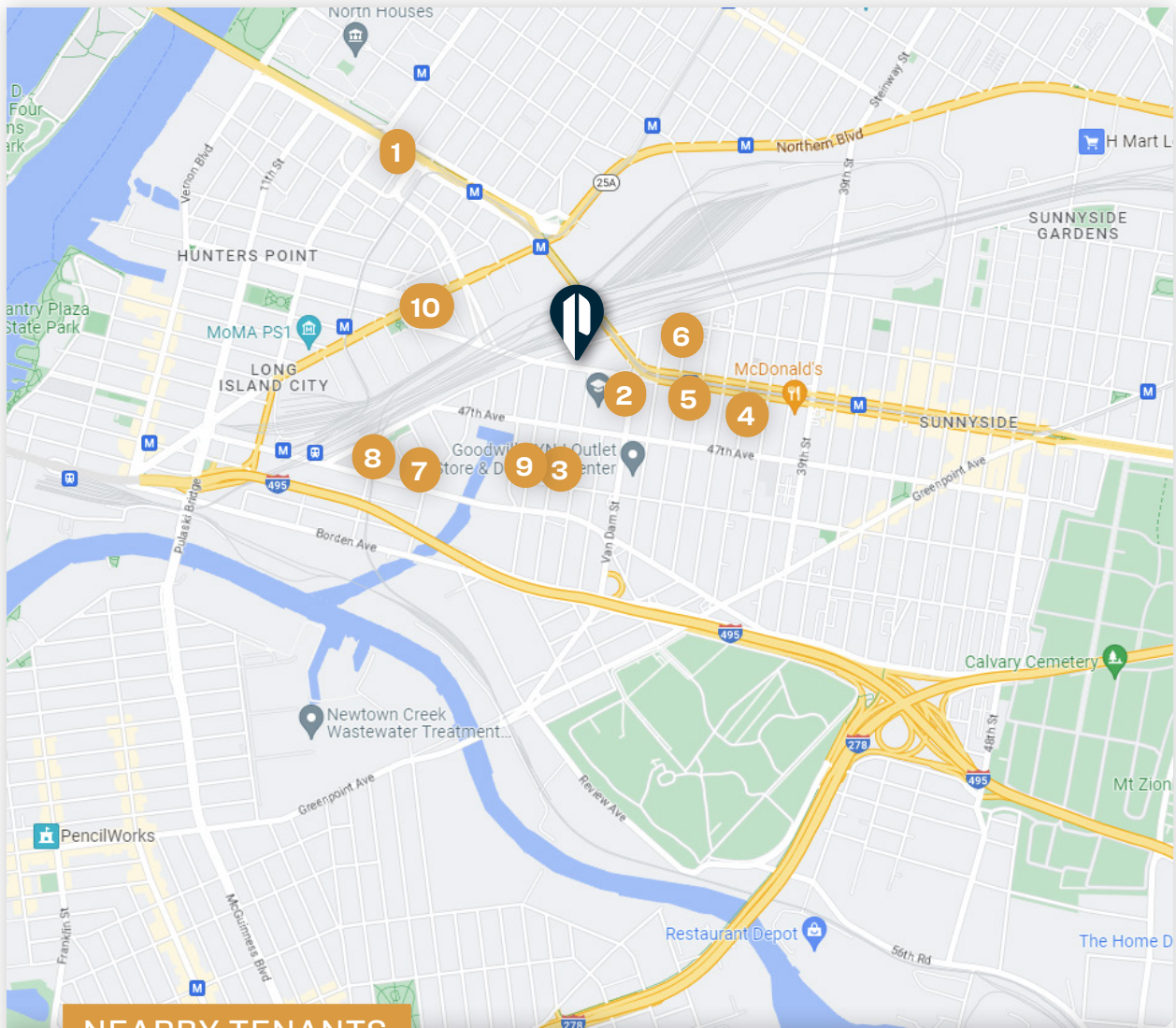


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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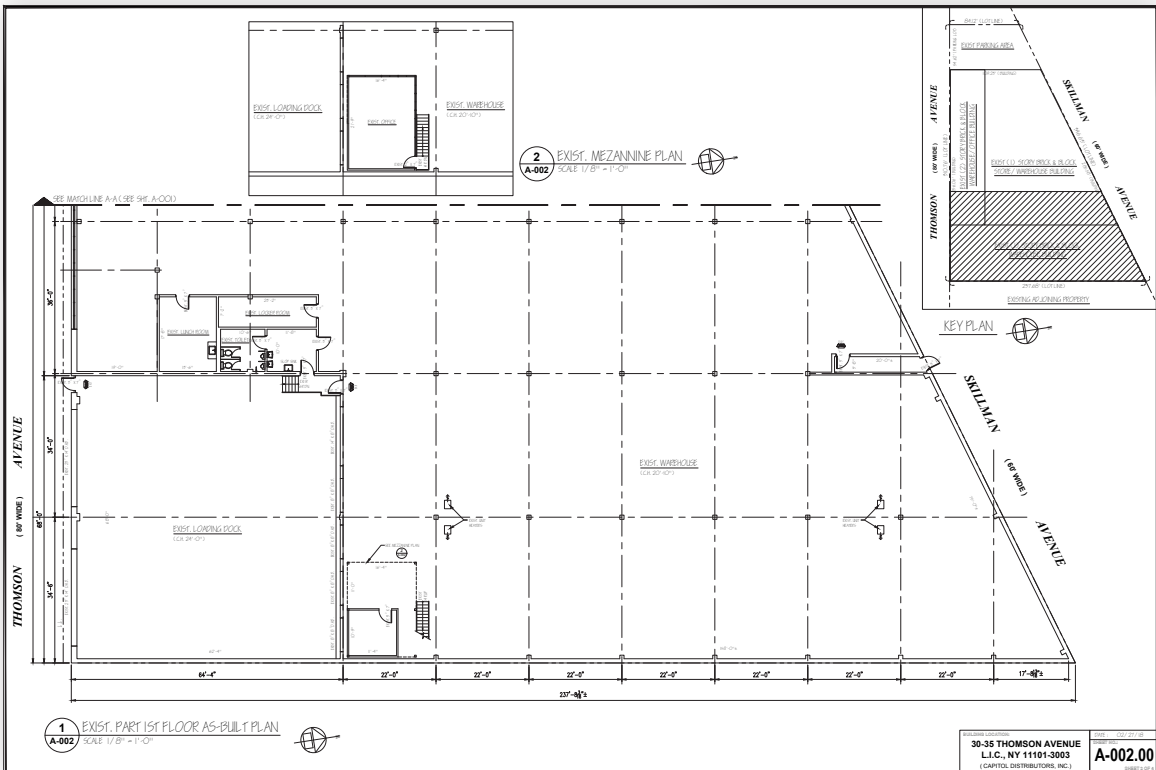
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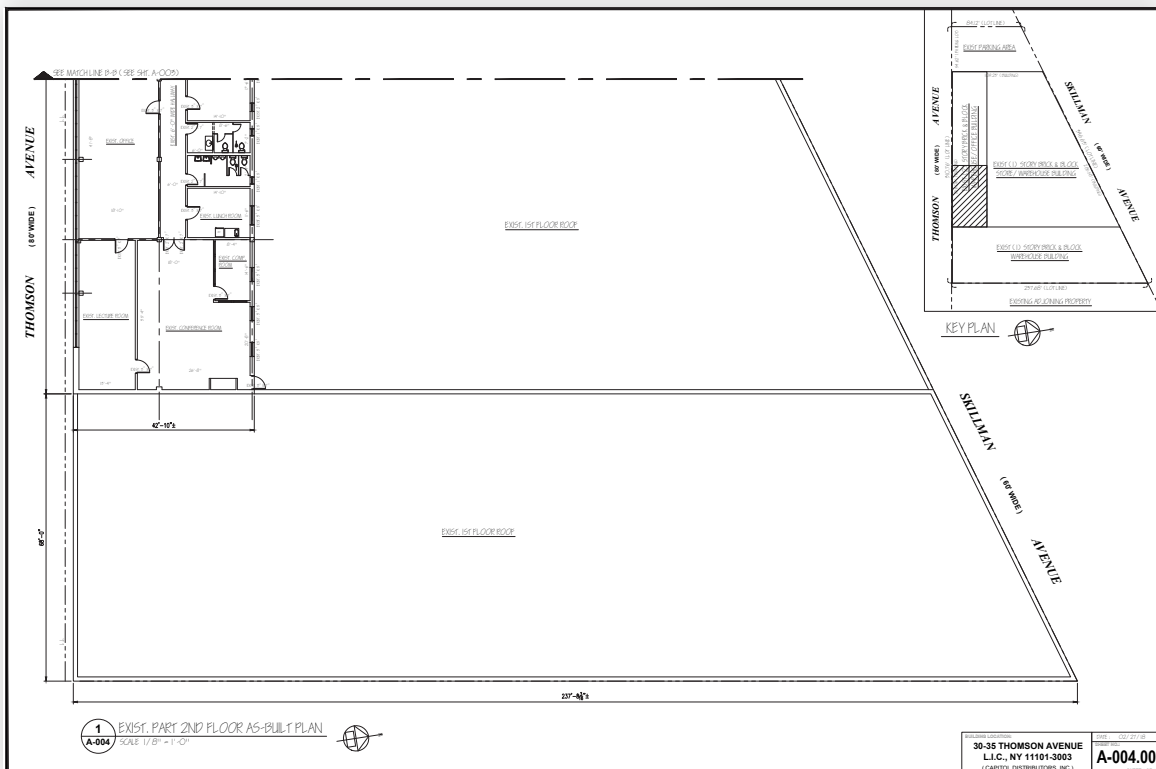
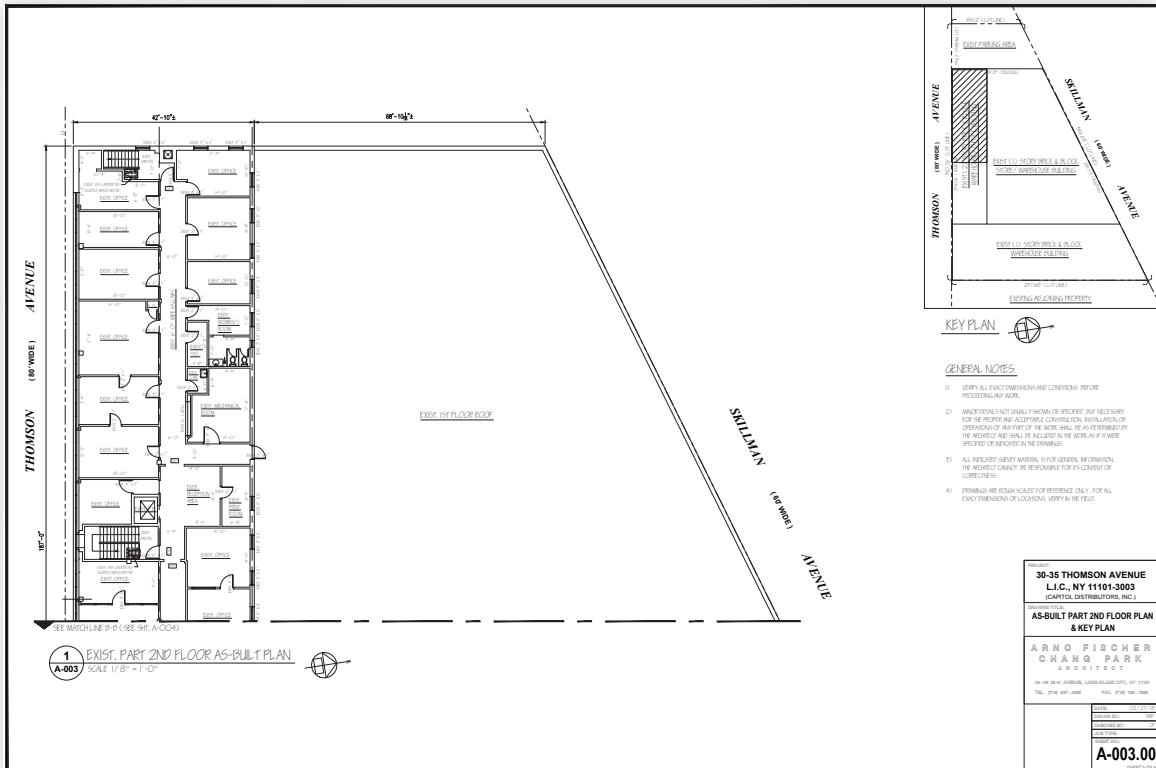


## NEARBY TENANTS

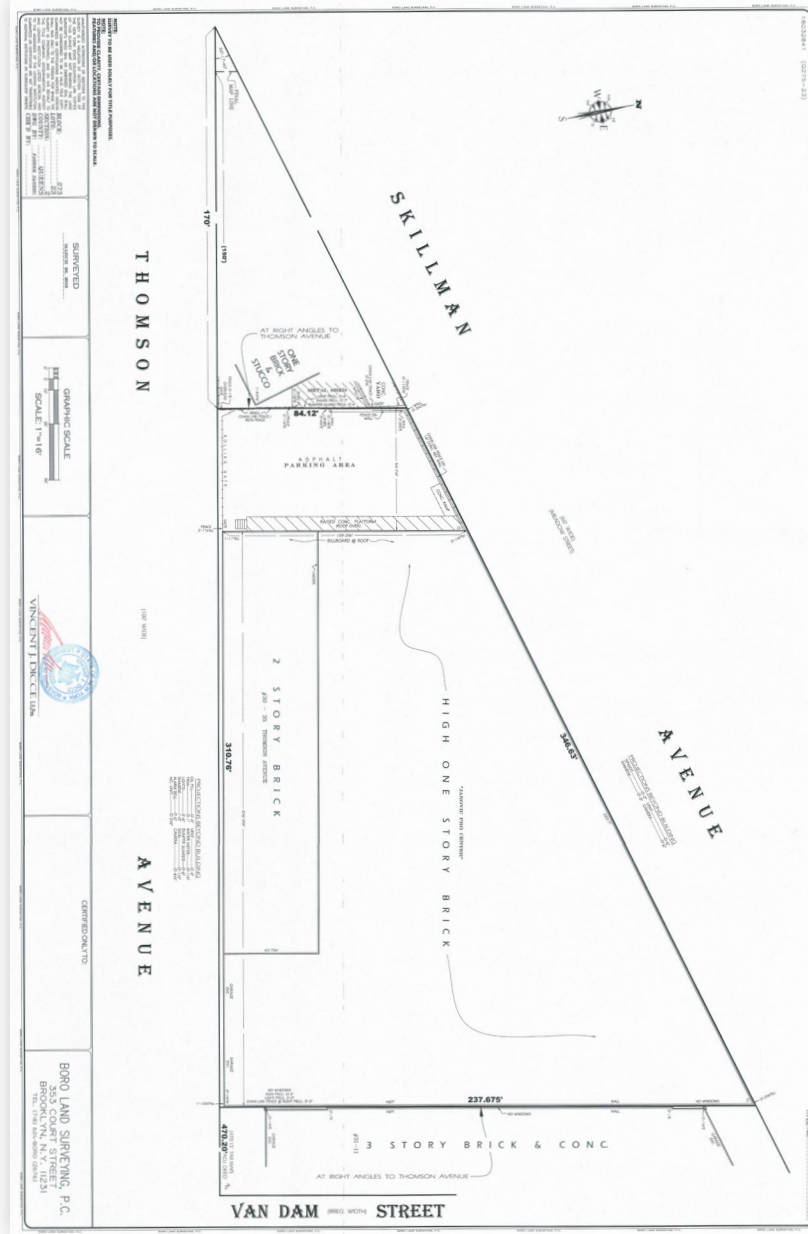
1	<b>SILVERCUP STUDIOS</b> 42-22 22ND ST	.8 MI	6	<b>CITYVIEW RAQUET CLUB</b> 43-34 32ND PL	.2 MI
2	<b>LAGUARDIA COMMUNITY COLLEGE</b> 28-10 WHITESTONE EXPWY	.0 MI	7	<b>UPS</b> 49-10 27TH ST	.4 MI
3	<b>CINEMAGIC LONG ISLAND CITY</b> 30-15 48TH AVE	.3 MI	8	<b>NYC NYCHA</b> 24-02 49TH AVE	.6 MI
4	<b>AVIATION HIGH SCHOOL</b> 45-30 36TH ST	.5 MI	9	<b>BROADWAY STAGES</b> 47-60 29TH ST	.4 MI
5	<b>MOMA QNS</b> 45-20 33RD ST	.4 MI	10	<b>CITIBANK BUILDING (ALTICE)</b> 5 CT SQUARE W	.4 MI



# FLOOR PLANS



## SURVEY MAP



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[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
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