



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



50-30 NORTHERN BOULEVARD

LONG ISLAND CITY, NY 11101

Prominent Northern Blvd Location + Exposure

± 35,000 Sq. Ft. Showroom/Service Facility
Plus Up to 60,500 Sq. Ft. Rooftop Parking.

TYPE

Warehouse / Flex / Retail / Industrial

 SQUARE FT. 35,000 - 95,000 RSF Building & Parking	 ZONING M1-1
 CLEAR HEIGHT 12'	 PARCEL ID 120 BLOCK
 LOADING CAPACITY 1 Drive-in	 28 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

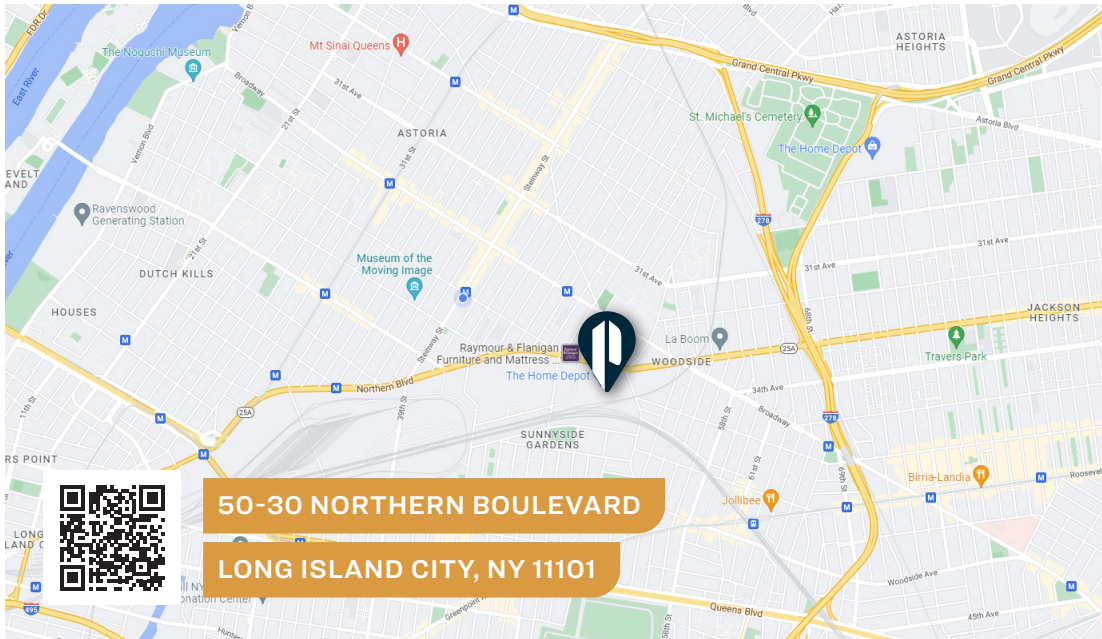
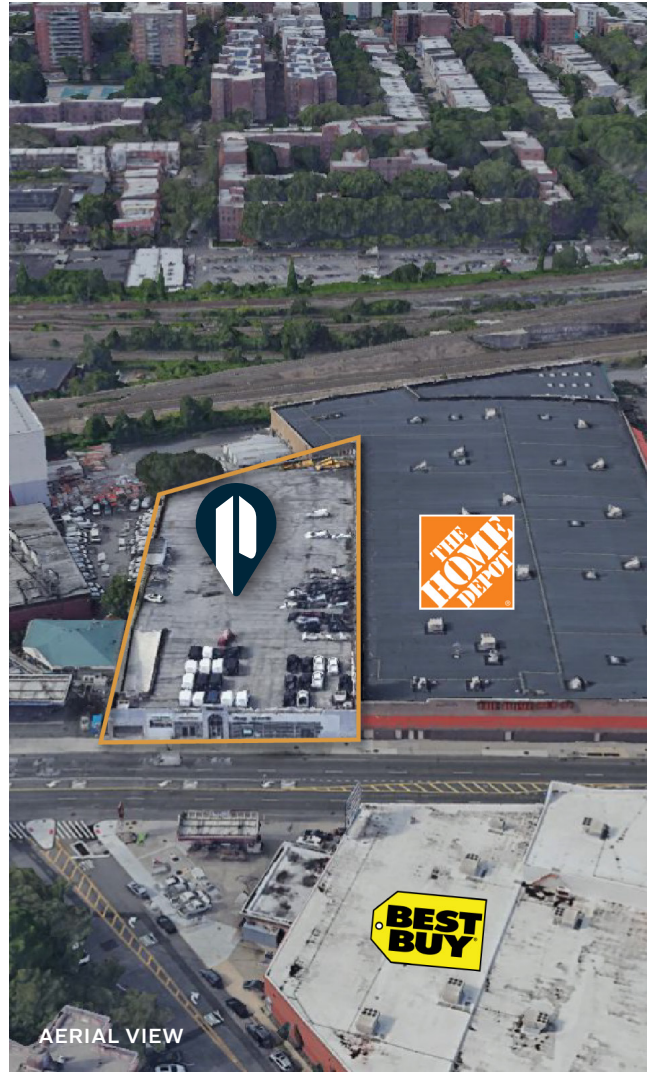
Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed an exclusive agent to facilitate the leasing of 50-30 Northern Blvd, Long Island City, NY. This prominently located property is set between the 59th Street/Queensboro Bridge and the BQE, which provides convenient access to and from Manhattan, and major roadways servicing the boroughs of NYC.

Just over 4 blocks to the M train, the site benefits from excellent access to the public transportation via subway and buses.

This rare showroom/commercial property is located in M1-1 zoning district, adjacent to Home Depot, and across the street from Best Buy Electronics. The property's Northern Blvd frontage provides excellent exposure, high traffic count and is perfectly positioned to service the demand for retail auto sales, service, and fleet parking.

FEATURES


- Lot Size: 63,000 Sq. Ft.
- Building Size: 60,500 Sq. Ft.
- Ceiling Height: 10'6"-11'4"
- Loading: Drive-in
- Electric Service: 600 AMPs/3 phase
- Construction: Fireproof, Fully Sprinklered
- Rooftop Parking: 60,500 Sq. Ft.



TRANSPORTATION

E M R NORTHERN BLVD

 NORTHERN BLVD
 QUEENS BLVD
 BROOKLYN-QUEENS EXPY
 GRAND CENTRAL PKWY
 LGA AIRPORT

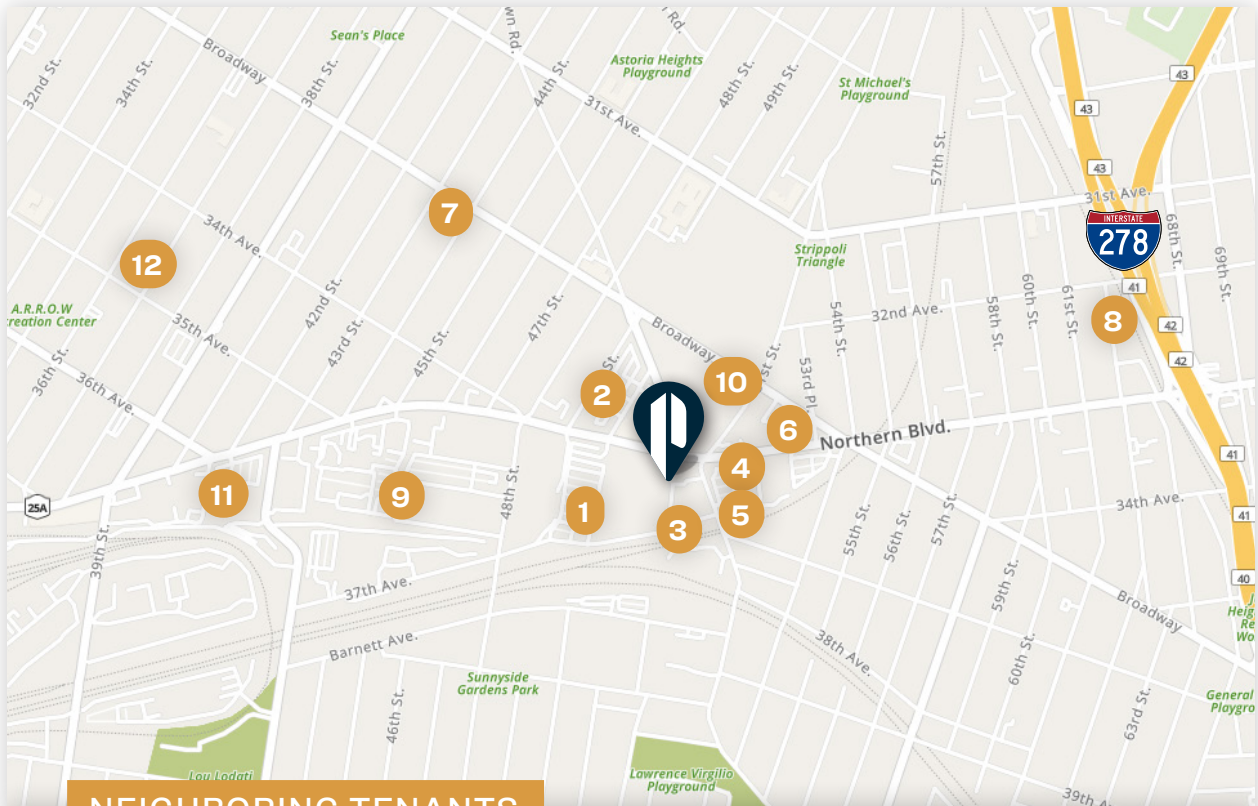
 **Q66:** NORTHERN BLVD/ WOODSIDE AVE
Q60, Q32: QUEENS BLVD/ SKILLMAN AVE



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

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NEIGHBORING TENANTS

1	HOME DEPOT	.3 MI	7	AT&T	.6 MI
2	BEST BUY	.2 MI	8	ENTERPRISE	.7 MI
3	CUBESMART SELF STORAGE	.1 MI	9	BURLINGTON	.5 MI
4	DOLLAR TREE	.1 MI	10	STAPLES	.2 MI
5	UPS	.1 MI	11	FOOD BAAZAR	.7 MI
6	MCDONALDS	.2 MI	12	MUSEUM OF MOVING IMAGE	.8 MI



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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