



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



50-30 NORTHERN BOULEVARD

LONG ISLAND CITY, NY 11101

Prominent Northern Blvd Location + Exposure

± 30,000 Sq. Ft. Showroom Plus Up to
30,000 Sq. Ft. Rooftop Parking.

TYPE

Showroom / Flex / Retail / Parking

 SQUARE FT. 30,000 RSF SHOWROOM/ BLDG	 ZONING M1-1
30,000 RSF PKG Building & Parking	PARCEL ID  120 BLOCK
 CLEAR HEIGHT 10.6' - 11.4'	 28 LOT
 LOADING CAPACITY 1 Drive-in	

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

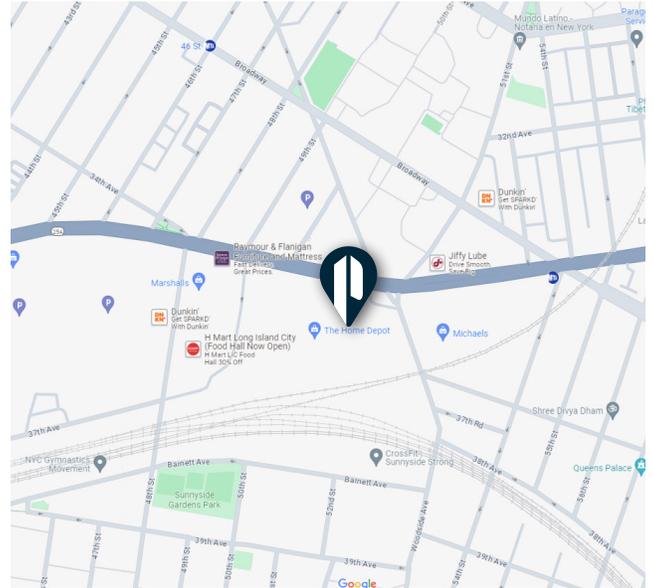
Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed an exclusive agent to facilitate the leasing of 50-30 Northern Blvd, Long Island City, NY. This prominently located property is set between the 59th Street/Queensboro Bridge and the BQE, which provides convenient access 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 the 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, and 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.
- Available Building Size: 30,000 Sq. Ft.
- Available Rooftop Parking: 30,000 Sq. Ft.
- Ceiling Height: 10'6"-11'4"
- Loading: Drive-in
- Electric Service: 600 amps/3 phase
- Construction: Fireproof, Fully Sprinklered



TRANSPORTATION



NORTHERN BLVD

QUEENS BLVD

BROOKLYN-QUEENS
EXPY

GRAND CENTRAL PKWY

LGA AIRPORT

E M R NORTHERN BLVD



Q66:
NORTHERN
BLVD/
WOODSIDE AVE

Q60, Q32:
QUEENS BLVD/
SKILLMAN AVE



50-30 NORTHERN BOULEVARD

LONG ISLAND CITY, NY 11101



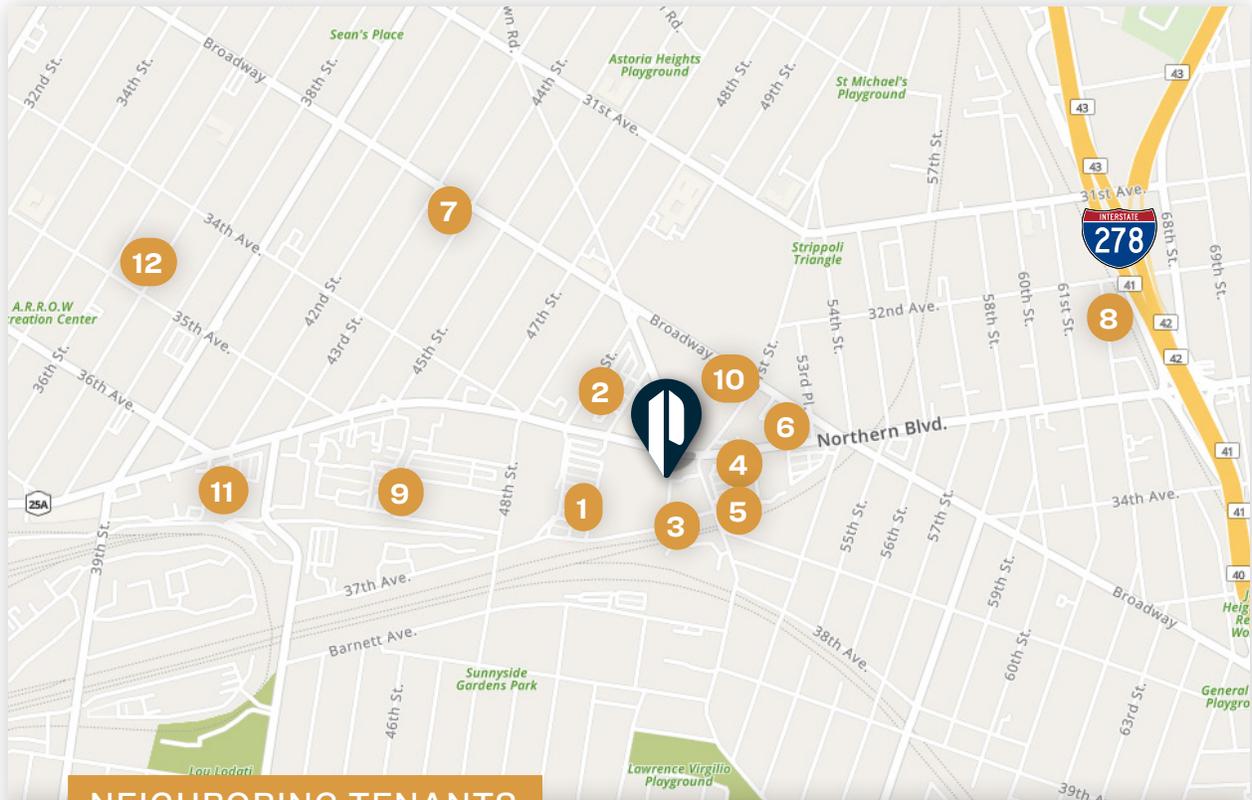
AERIAL VIEW



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

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.



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



**PINNACLE
REALTY**
OF NEW YORK, LLC

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



DECIO BAIO
Partner
dbaio@pinnaclereny.com
718-784-8436



JAMES TACK
Partner
jtack@pinnaclereny.com
718-784-8541



GEORGE MARGARONIS
Partner
gmargaronis@pinnaclereny.com
718-784-8404

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282

pinnaclereny.com