



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



15-30 131ST STREET

COLLEGE POINT, NY 11356

Premium Industrial Building in College Point

37,454 Sq. Ft. Building with 27' Ceilings
and Modern Features 5,649 Sq. Ft.
Improved Yard.







Divisions From 14,500 Sq. Ft.
to 23,000 Sq. Ft.

PRICE

Upon Request

TYPE

Warehouse / Office / Land

 SQUARE FT. 37,454 RSF	 ZONING M1-1
 CLEAR HEIGHT 16' - 27'	 PARCEL ID 4116 BLOCK
 LOADING CAPACITY 4 Drive-in Doors	 6 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.

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 15-30 130th Street, College Point, New York. The property consists of 37,454 Sq. Ft., high ceiling modern industrial building, with two Street frontage—131st Street through 130th Street, 4 overhead Drive-In doors that provide easy access. It benefits from 2,500 AMP electric service and in addition a 5,649 Sq. Ft. fenced, improved yard, and located in an M1-1 zoning district. This ideally located property is blocks to the Whitestone Expressway, minutes to Whitestone, Throgs Neck Bridge, the LIE, and both LaGuardia and JFK Airports.

FEATURES

- 37,454 Sq. Ft. Building
 - 32,223 Sq. Ft. Ground Floor Warehouse + Showroom
 - 5,231 Sq. Ft. Mezzanine Office
 - 14,500 Sq. Ft. or 23,000 Sq. Ft. Divisions
- 5,649 Sq. Ft. Yard
- Up to 27' Ceilings
- Gas Heat
- Heavy Power: 2,500 AMPS
- Existing Crane

TRANSPORTATION



WHITESTONE BRIDGE
WHITESTONE EXPRESSWAY
THROGS NECK BRIDGE
LIE/CROSS ISLAND



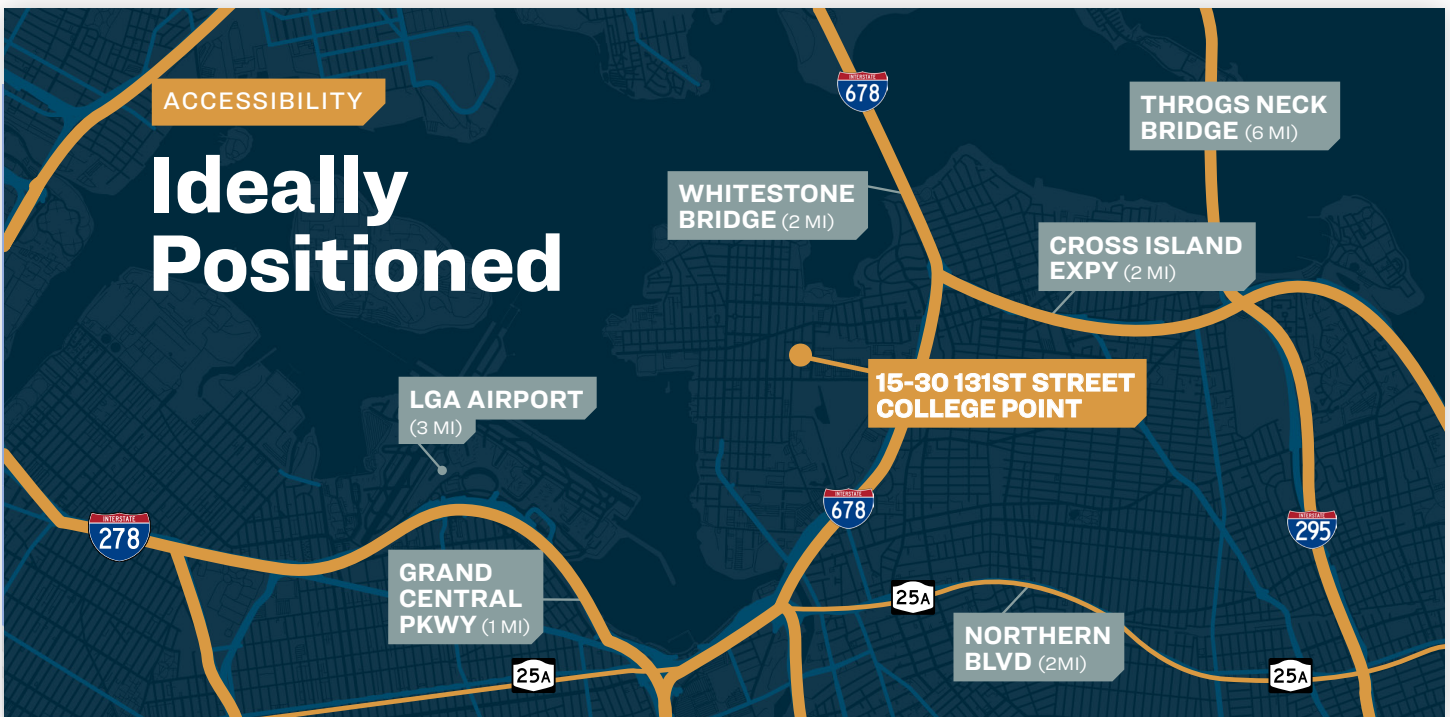
Q25: 127 ST/20 AVE
Q20A: 20 AVE/131 ST

15-30 131ST STREET

COLLEGE POINT, NY 11356



SCAN FOR
VIDEO TOUR



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

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WAREHOUSE

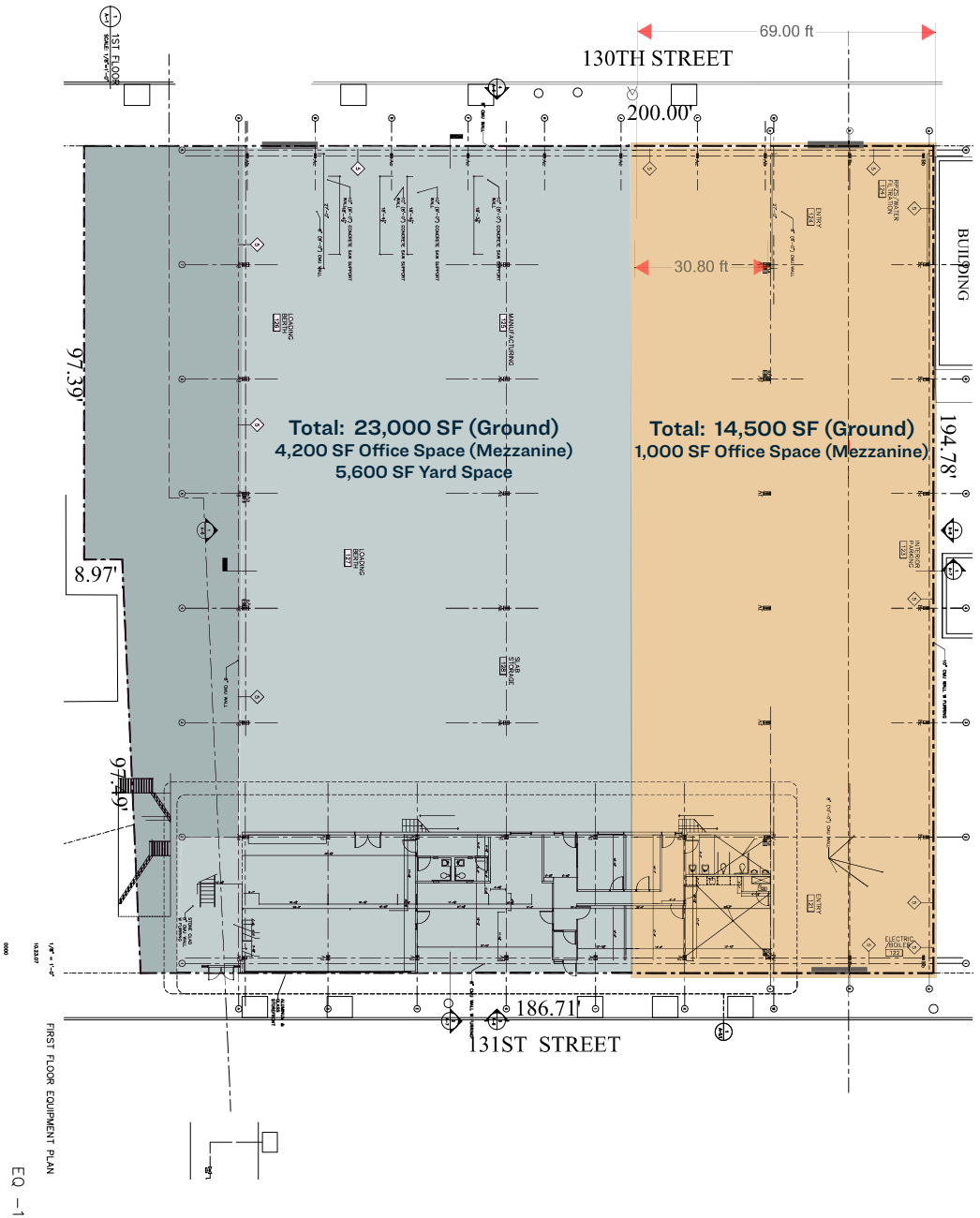


PICTURES



SURVEY

42-x-tand.dwg



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Certificate of Occupancy

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CO Number: 410035661F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	D-2		18A, 18C	11 PARKING SPACES
ME Z	25	100	D-2		18C	MANUFACTURING SUPPORT
001		OG	D-2		18A, 18C	16 PARKING SPACES
001	16	OG	D-2		18C	PART MANUFACTURING SUPPORT
001	30	OG	D-2		18A	PART OF MANUFACTURING
PERFORMANCE STANDARDS COMPLY WITH ZR 42-20						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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Long Island City, NY 11101
718-784-8282

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