



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



35-55 VERNON BLVD

ASTORIA, NY 11106

# Building with Land For Sale. Vernon Blvd. Frontage

6,365 Sq. Ft. Building with  
2,885 Sq. Ft. Paved Parking

TYPE

Warehouse / Office / Land


 SQUARE FT.  
**6,365** RSF BLDG


 SQUARE FT.  
**2,885** RSF PKG

 CLEAR HEIGHT  
**14'**

 LOADING  
**2** Drive-in  
Doors

 ZONING  
**R5**

 PARCEL ID  
**328**  
BLOCK

 **3, 4, 5, 48**  
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.

## EXTERIOR PICTURES



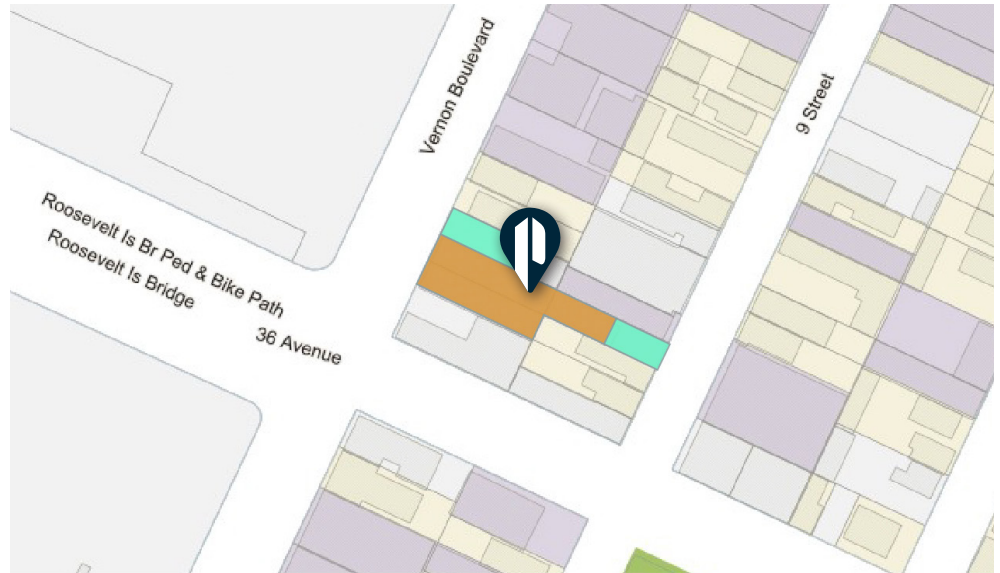
## INTERIOR PICTURES



# Property Overview

## FEATURES


- 6,365 Sq. Ft. Building
- 2,885 Sq. Ft. Land
- Warehouse with Accessible Office
- 2 Drive-In Doors
- Gas Heat
- Street to Street
- 3 Curb Cuts
- Paved & Lit Yards
- All Inspections by Appointment Only



 2,885 SQ. FT. PAVED LAND  6,365 SQ. FT. BUILDING




## TRANSPORTATION

 21ST QUEENSBRIDGE

ROOSEVELT ISLAND

 36 AVE

 59TH STREET BRIDGE

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718-784-8282

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FOR MORE INFORMATION ABOUT THIS  
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