



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



45-24 37TH STREET







LONG ISLAND CITY, NY 11101

Street-to-Street Warehouse + Yard In Prime LIC Location.

7,500 Sq. Ft. Warehouse +
10,000 Sq. Ft. Fenced, Paved Yard.

TYPE

Warehouse / Industrial / Land

 SQUARE FT. 17,500 RSF	 ZONING M1-4
 CLEAR HEIGHT 16'	 PARCEL ID 225 BLOCK
 LOADING 3 Drive-in Doors 1 Loading Dock	 37 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.

PICTURES



INTERIOR



PAVED YARD



YARD/GATE



INTERIOR

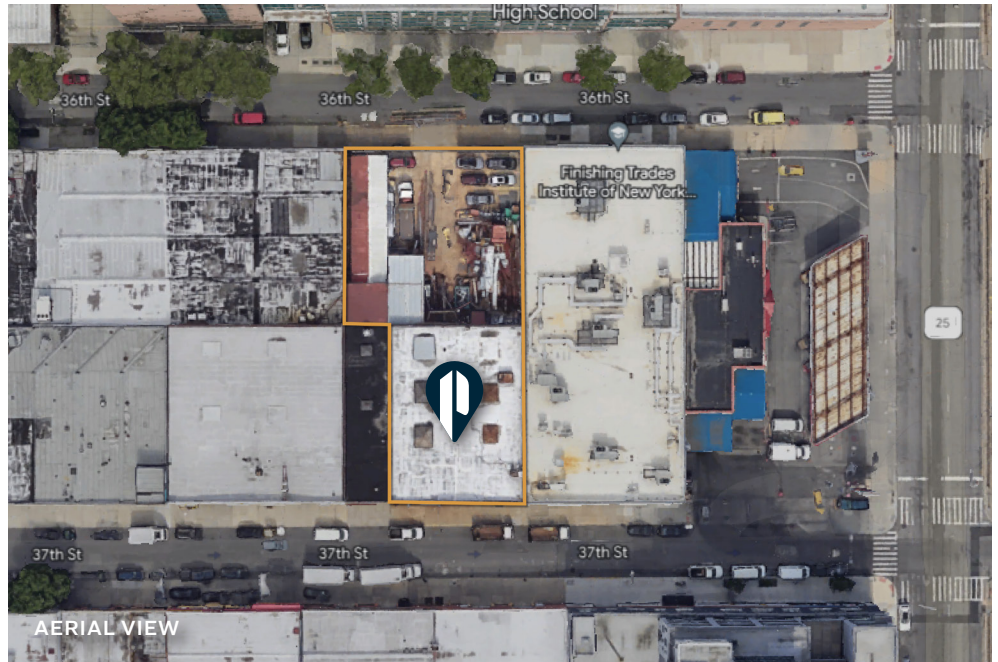
Property Overview

FEATURES

- 7,500 Sq. Ft. Warehouse
- 10,000 Sq. Ft. Fenced, Paved Yard
- Street-to-Street Access
- Outdoor Shed Storage
- Heavy Power
- 16' Ceilings
- New Gas Heat Blowers
- New Roof
- New Concrete Floor
- New Skylights
- New Roll-Up Gates
- New Lighting

POSSESSION

- Immediately



TRANSPORTATION



7 33RD STREET/
RAWSON STREET



QUEENS BLVD
NORTHERN BLVD
LIE, BQE

QUEENSBORO
BRIDGE
MIDTOWN
TUNNEL



Q32, Q60: QUEENS
BLVD/35TH
STREET

Q39: 48TH AVE/
37TH STREET



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