

EXCLUSIVE LISTING

# The Falchi Building Goes Industrial

700,000 SQ. FT. CLASS A BUILDING

DIRECT LOADING/TRUCK COURT - CAN COMBINE WITH UPPER FLOORS



31-00 47TH AVE, LONG ISLAND CITY, NY 11101



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

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.

*Falchi*  
BUILDING



**CUSHMAN &  
WAKEFIELD**



**MADISON  
CAPITAL**



# Overview

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## NUMBERS AT A GLANCE

Pinnacle Realty of New York, LLC has been appointed as the exclusive agent to facilitate the leasing of industrial space at 31-00 47th Ave, Long Island City, NY 11101



SQUARE FOOTAGE

4,000 - 37,000

SF UNITS



TYPE

WAREHOUSE  
INDUSTRIAL  
FLEX

RETAIL  
LOFT  
OFFICE



CEILING  
HEIGHT

10-23'



LOADING  
CAPACITY

13

Loading Docks



ZONING

M1-4

PARCEL ID

281  
Block

1  
Lot



WiredScore  
GOLD

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PROPERTY OVERVIEW

# The Falchi Building Goes Industrial!



Spaces delivered with full HVAC. Perimeter heat included. White-Boxed.



Shuttle bus service to Court Square and Hunters Point subway and LIRR stations.



135-Stall parking garage on-site.  
Ground floor food court.



Multiple loading docks / staging areas.



Eligible for NYC incentives.



Building originally constructed as a warehouse and distribution facility for the famous Gimbels department store and new management is reactivating the building's industrial capabilities for flexible users.

GROUND FLOOR

- Suite 1195 - 6,093 Sq. Ft.
- Suite 1186 - 6,201 Sq. Ft.

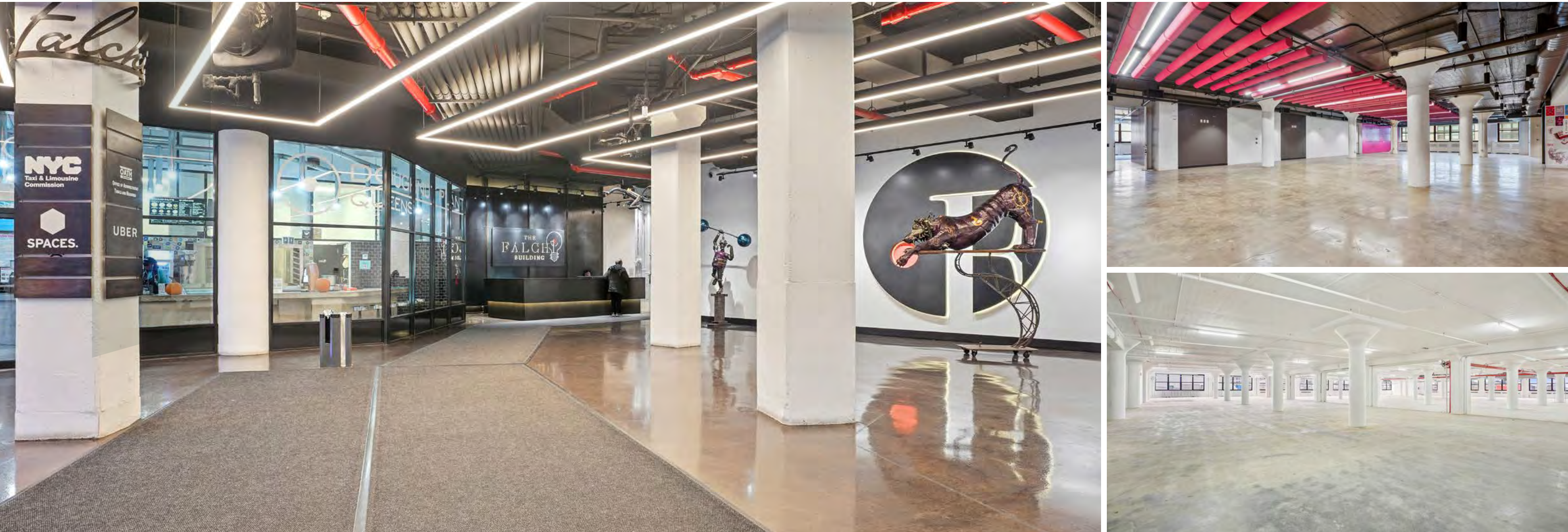
4TH FLOOR

- Suite 4120B - 26,599 Sq. Ft.
- Suite 4124 - 12,483 Sq. Ft.
- Suite 4122A - 7,706 Sq. Ft.
- Suite 4122B - 3,952 Sq. Ft.
- Suite 4100 - 35,054 Sq. Ft.

5TH FLOOR

- Suite 5110 + 5105 - 25,331 Sq. Ft.
- Suite 5100 - 8,864 Sq. Ft.
- Suite 5130 - 4,728 Sq. Ft.

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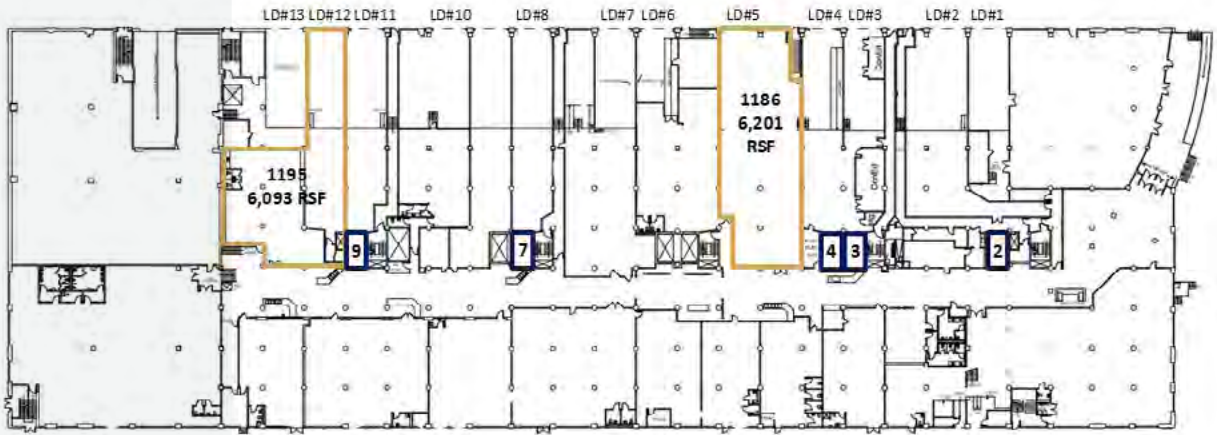
FEATURES

Site Plans

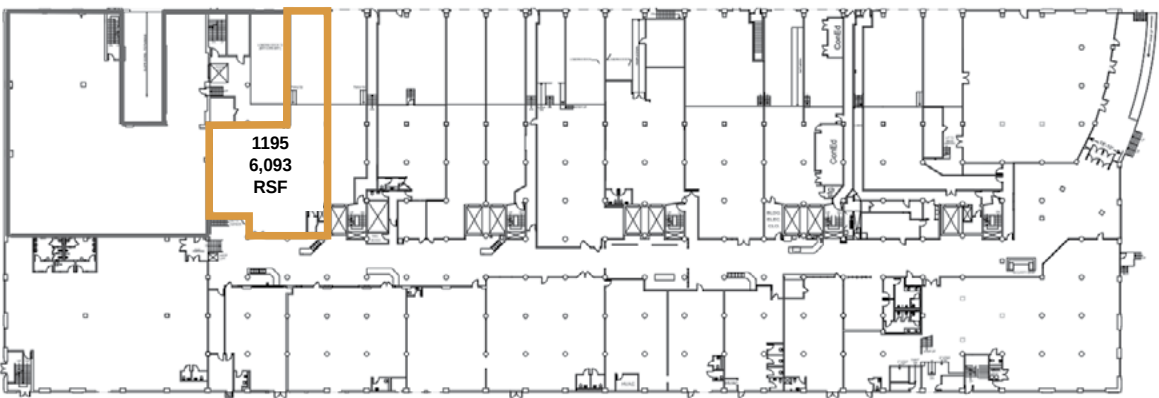
Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

GROUND FLOOR



| SUITE | SQ. FT. | LOADING DOCK | AVAILABLE DATE |
|-------|---------|--------------|----------------|
| 1195  | 6,093   | #12          | Available      |
| 1186  | 6,201   | #5           | Available      |
| TOTAL | 12,294  | -            | -              |

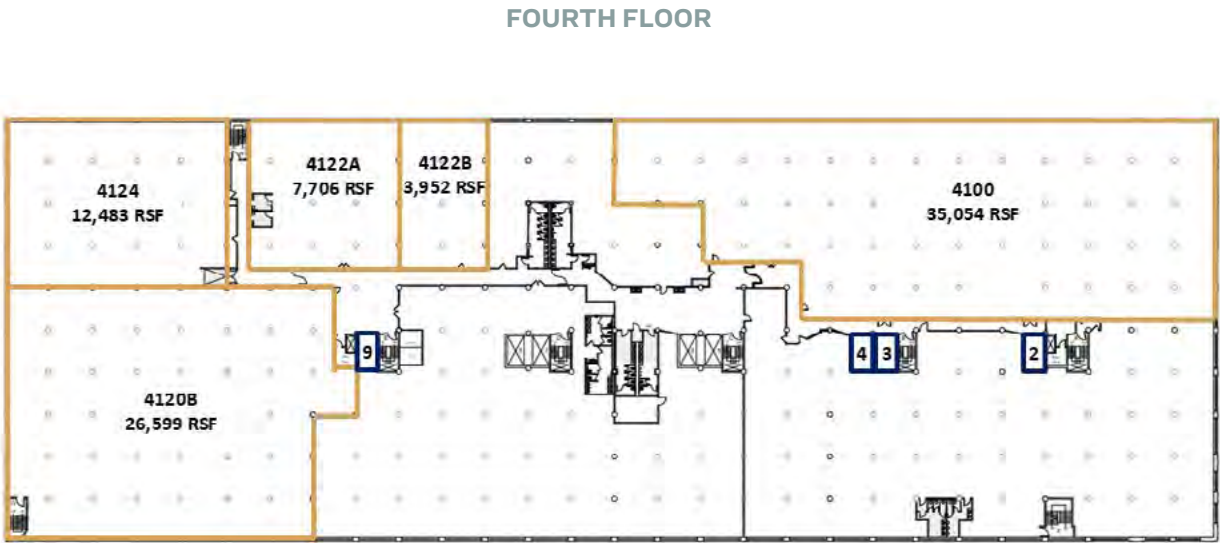


- SUITE 1195**
- Exclusive Loading Dock
  - Ceiling Height: 20'
  - Existing Office

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

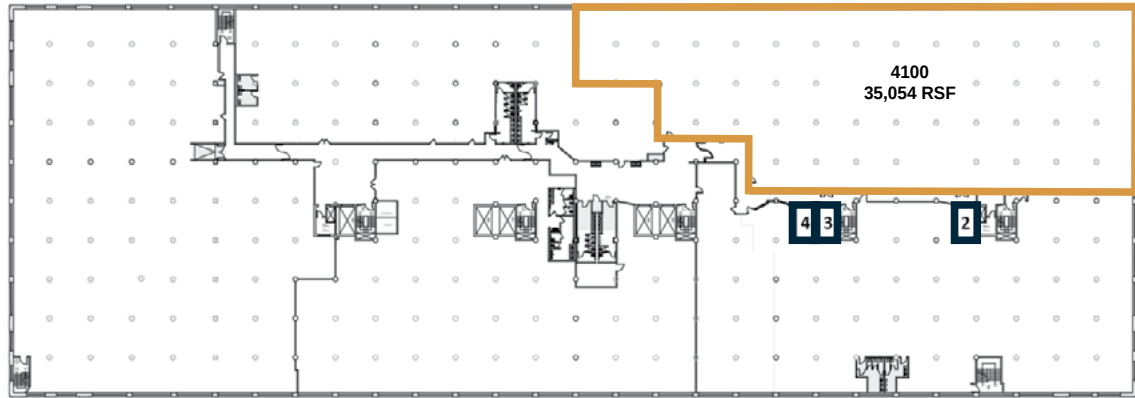


| SUITE | SQ. FT. | LOADING DOCK   | FREIGHT ELEVATOR | AVAILABLE DATE |
|-------|---------|----------------|------------------|----------------|
| 4120B | 26,599  | #11            | #9               | Available      |
| 4124  | 12,483  | #11            | #9               | Available      |
| 4122A | 7,706   | #11            | #9               | Available      |
| 4122B | 3,952   | #11            | #9               | Available      |
| 4100  | 35,054  | #1, #2, #3, #4 | #2, #3, #4       | Available      |
| TOTAL | 85,794  | -              | -                | -              |

GROUND FLOOR



FOURTH FLOOR



### SUITE 4100

- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,201 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Ceiling Height: 10'4"
- Available: Now

# Site Plans

## Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

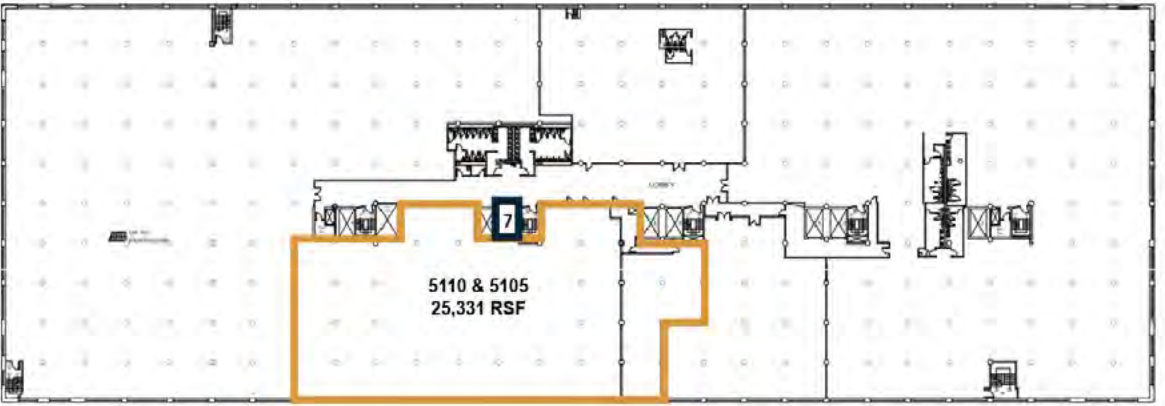


| SUITE       | SQ. FT. | LOADING DOCK | FREIGHT ELEVATOR | AVAILABLE DATE |
|-------------|---------|--------------|------------------|----------------|
| 5110 & 5105 | 25,331  | #8           | #7               | Available      |
| 5100        | 8,864   | #3, #4       | #3, #4           | Available      |
| 5130        | 4,798   | #3, #4       | #3, #4           | Available      |
| TOTAL       | 38,923  | -            | -                | -              |

GROUND FLOOR



FIFTH FLOOR



**SUITE 5110 & 5105**

- Exclusive Loading Dock & Freight Elevator
- LD #8: 2,823 RSF; Suite 5110 & 5105: 25,331 RSF; Total: 28,154 RSF
- Ceiling Height: 10’2”
- Available Immediately

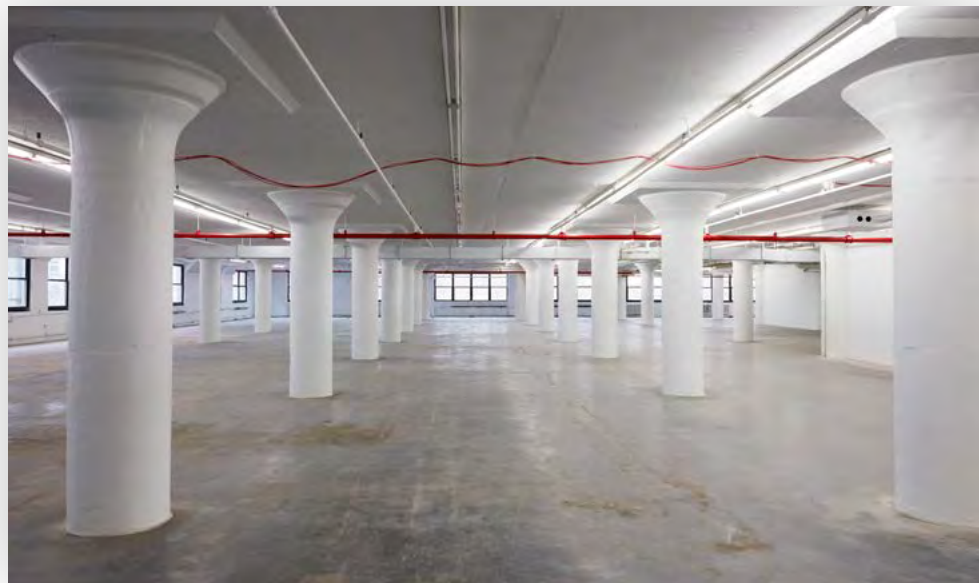














ACCESSIBILITY

Ideally  
Positioned



KEY DISTANCES

|   |                      |        |
|---|----------------------|--------|
| 1 | QUEENS BOULEVARD     | .3 MI  |
| 2 | LONG ISLAND EXPY     | .5 MI  |
| 3 | NORTHERN BOULEVARD   | 1.3 MI |
| 4 | BROOKLYN QUEENS EXPY | 1.8 MI |
| 5 | GRAND CENTRAL PKWY   | 2.5 MI |
| 6 | LAGUARDIA AIRPORT    | 5.6 MI |



FOR MORE INFORMATION  
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