

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.

GIMBELS

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.

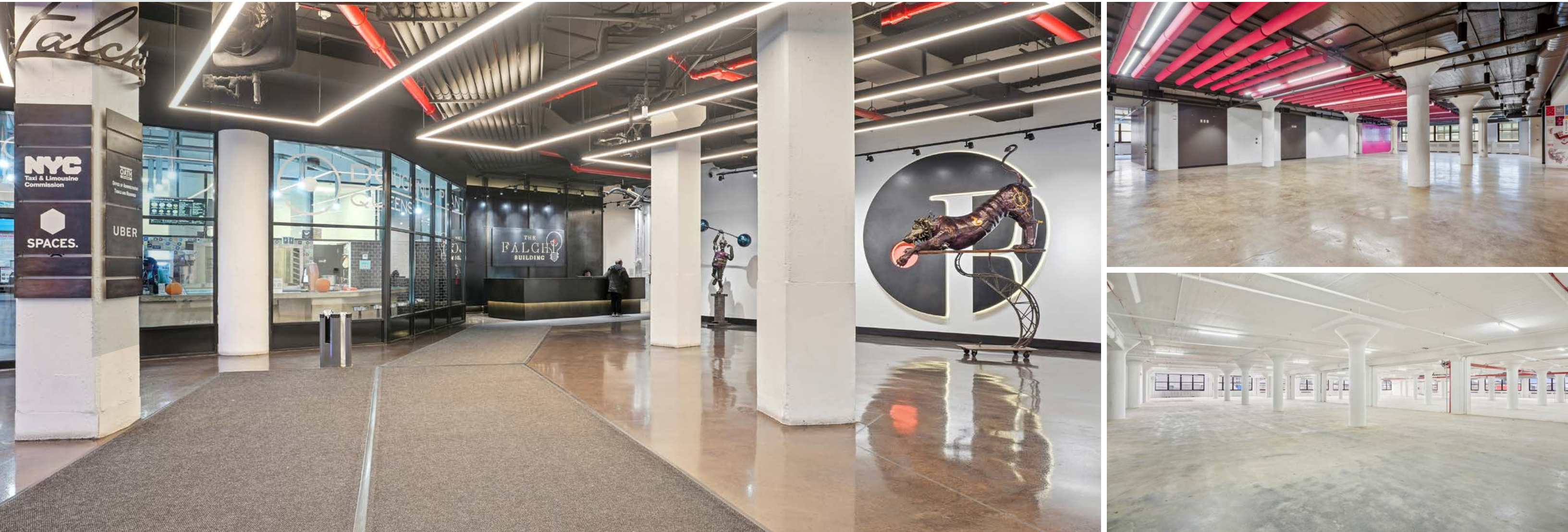
4TH FLOOR

- 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 - 23,331 Sq. Ft.
- Suite 5100 - 8,864 Sq. Ft.
- Suite 5130 - 4,728 Sq. Ft.

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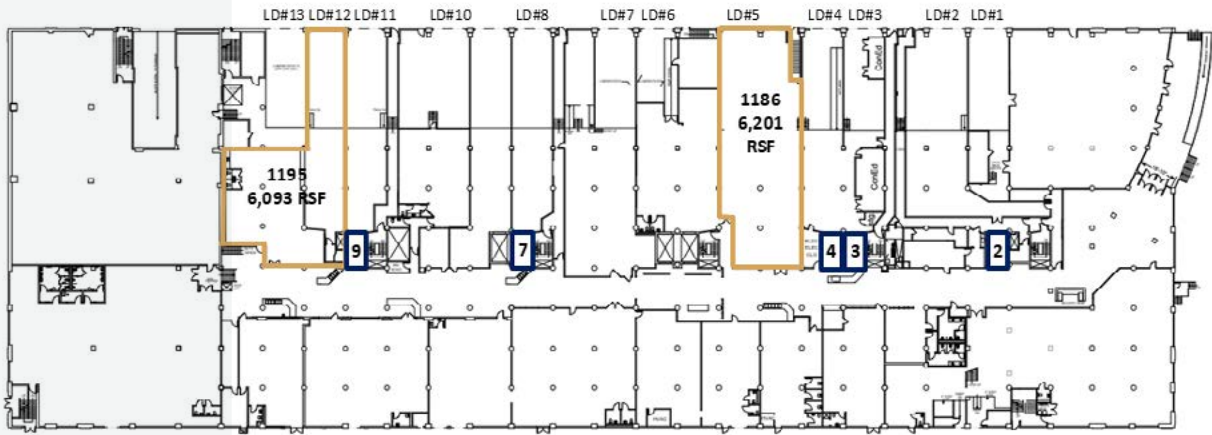
FEATURES

Site Plans

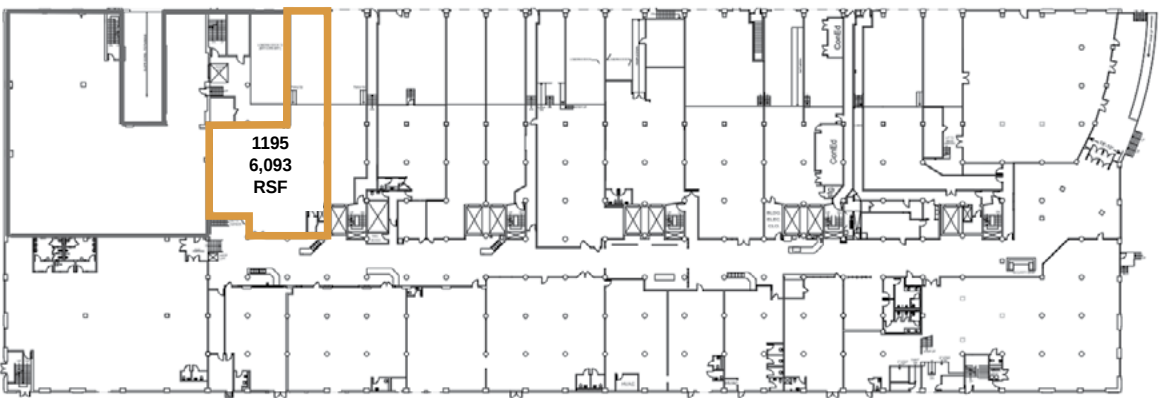
Private Exclusive Loading & Staging Area with Upper Floor Suites

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	-	-

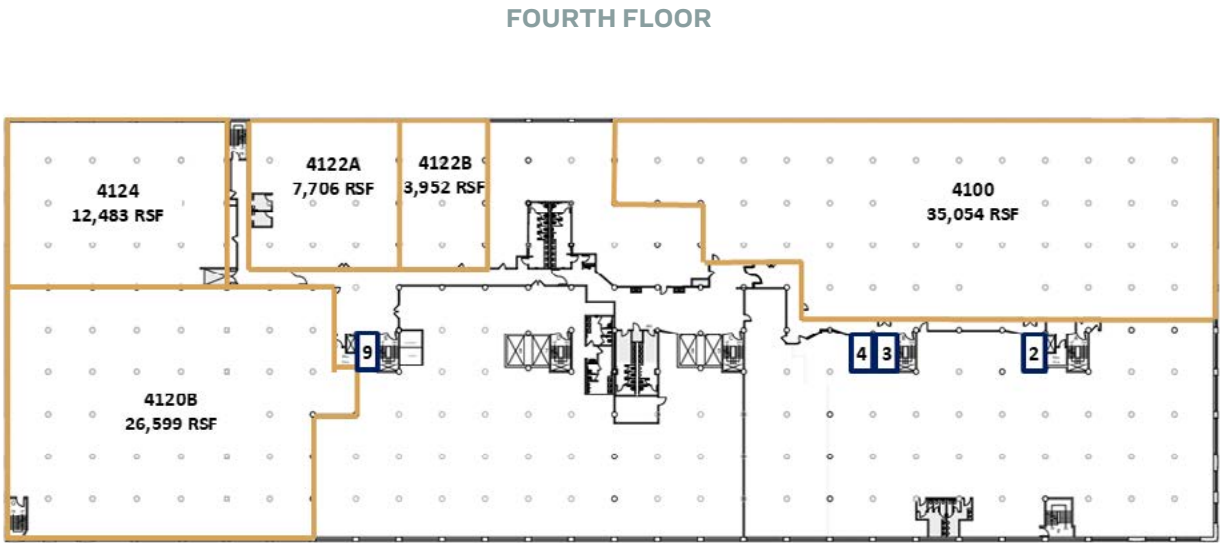


- SUITE 1195**
- Exclusive Loading Dock
 - Ceiling Height: 20'
 - Existing Office

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

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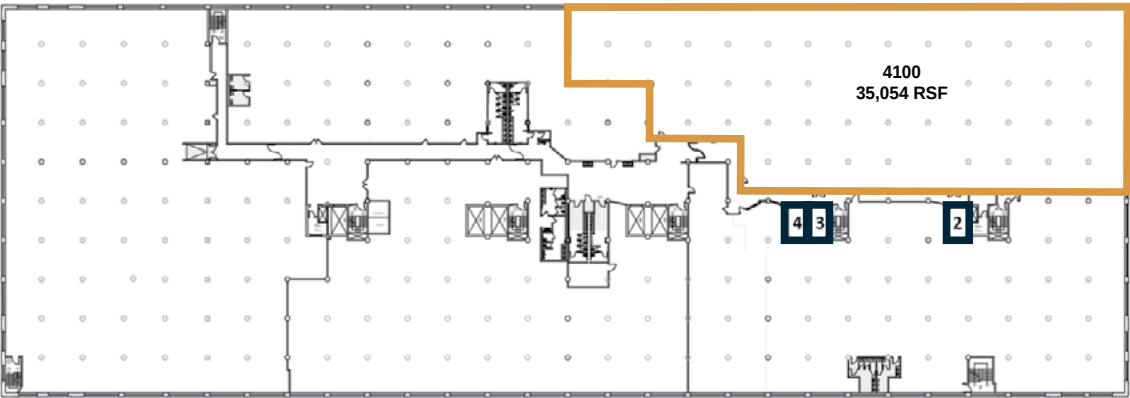


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
4120B	26,599	#11	#9	Available
4124	12,483	#11	#9	Available
4122A	7,706	#11	#9	Available
4122B	3,952	#11	#9	Available
4100	35,054	#1, #2, #3, #4	#2, #3, #4	Available
TOTAL	85,794	-	-	-

GROUND FLOOR



FOURTH FLOOR



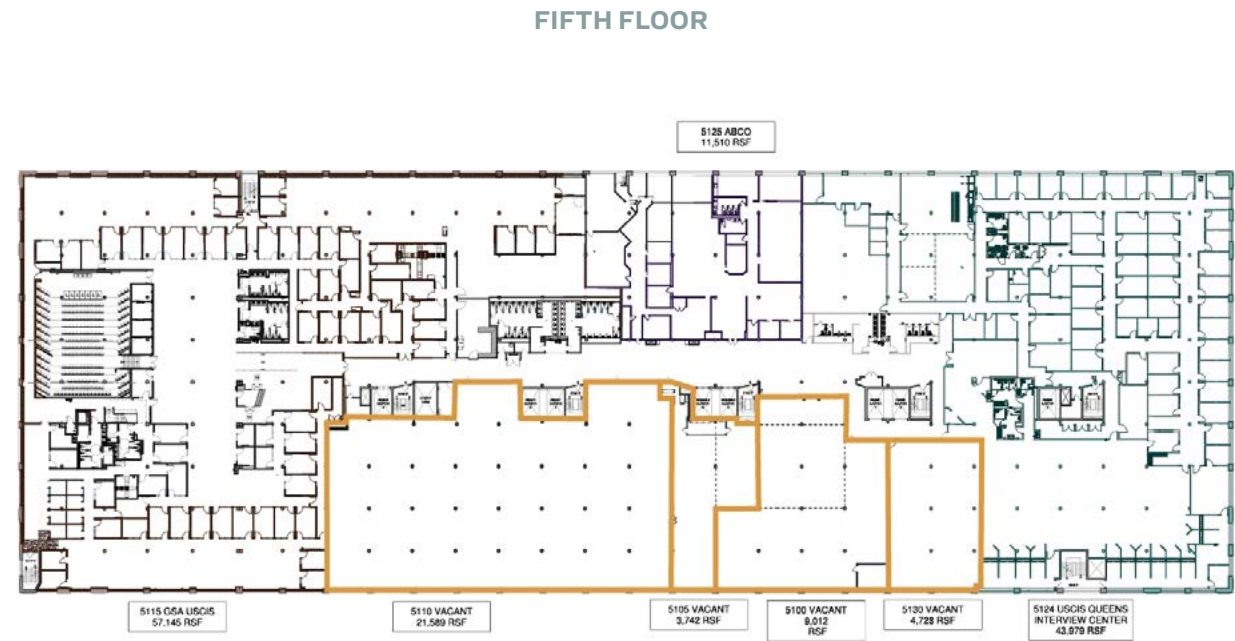
SUITE 4100

- 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

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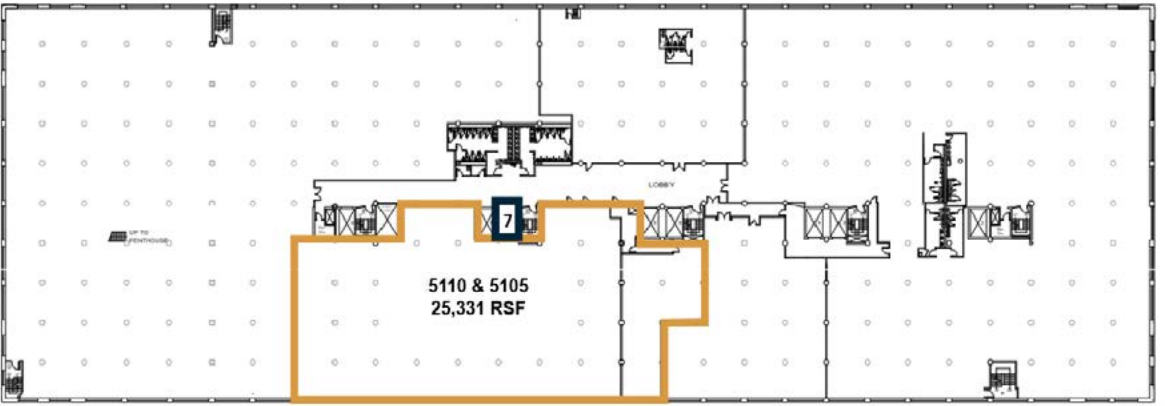


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
5110 & 5105	25,331	#8	#7	Available
5100	8,864	#3, #4	#3, #4	Available
5130	4,798	#3, #4	#3, #4	Available
TOTAL	38,923	-	-	-

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

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