



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



11-02 37TH AVENUE

LONG ISLAND CITY, NY 11101

Versatile 2-Story LIC Warehouse For Sale.

High Ceilings—Minutes to Manhattan.

Type

Warehouse / Flex / Industrial



SQUARE FOOT

15,000^{SF}



ZONING

M1-3



CLEAR HEIGHT

18'

PARCEL ID



361

BLOCK



LOADING

2 DRIVE-IN DOORS

1 INTERIOR LOADING DOCK



18

LOT

PRICE

Upon Request

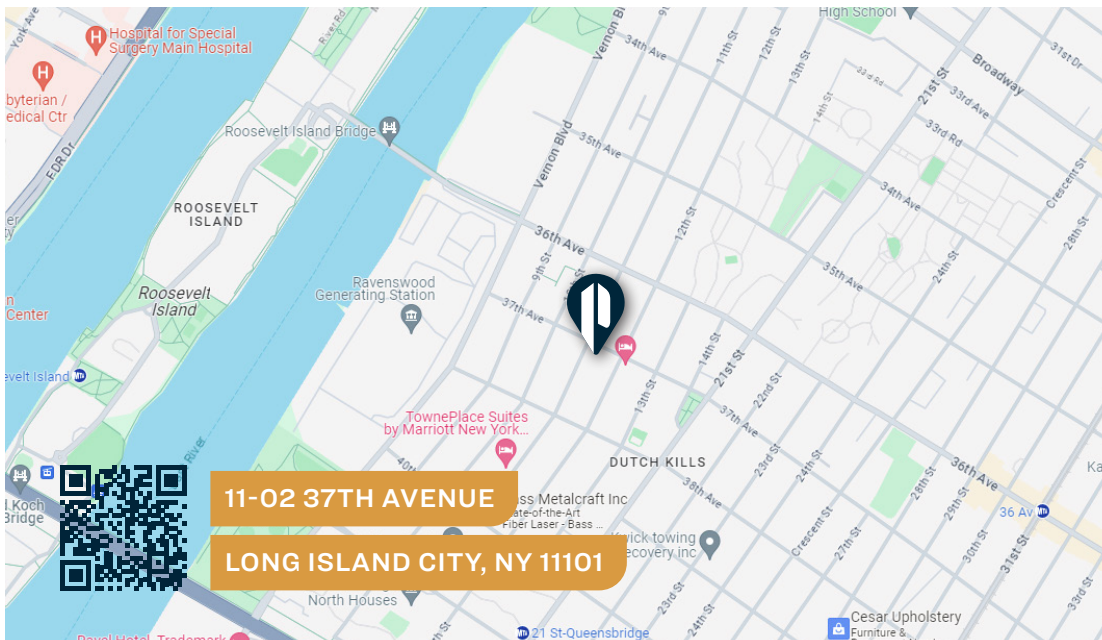
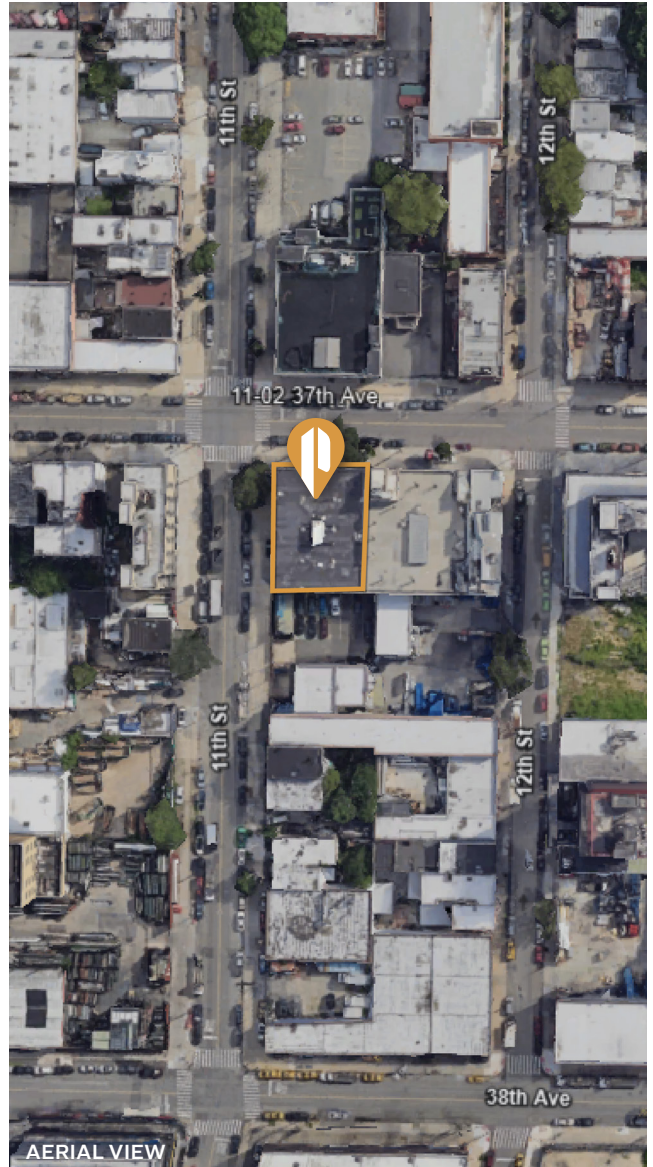
718-784-8282 / PINNACLERENY.COM

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.

Property Overview

FEATURES

- 15,000 Sq. Ft. 2-Story Building
- 7,500 Sq. Ft. Ground Floor Warehouse
- 18 Ft. Ceilings
- 2 Large Drive-In Doors and 1 Interior Dock with Access From a Wide Street
- 7,500 Sq. Ft. 2nd Floor Flex Space
- Wide Open Space
- 12 Ft. Ceilings
- Elevator Shaft in Place
- Commercial FAR = 5, 37,500 BSF



TRANSPORTATION

F QUEENSBIDGE / 21ST STREET

Car VERNON BLVD
QUEENSBORO BRIDGE
NORTHERN BLVD

MTA Bus Q102, Q103:
VERNON BLVD / 37TH AVE
Q66, Q69:
21ST STREET / 37TH AVE

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.



CERTIFICATE OF OCCUPANCY

01-83



CERTIFICATE OF OCCUPANCY

BOROUGH Queens

DATE: MAR 08 2004

NO. 4P0012580

This certificate supersedes C.O. No

ZONING DISTRICT M1-3

THIS CERTIFIES that the new

building-premises located at

11-02 37TH AVENUE

Block 361 Lot 18

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	0			17E	D-2	MECHANICAL ROOM
FIRST	O.G.	5			17A	D-2	A CONTRACTOR'S ENCLOSED YARD, INCLUDING SALES, STORAGE, AND HANDLING OF BUILDING MATERIALS FOR HVAC (SHEET METAL, PIPE, FITTINGS, HVAC APPLIANCES, EQUIP.)
					4 17E	D-2	5 PARKING SPACES. 1 LOADING BERTH
MEZ	100	0			17A	D-2	STORAGE
SECOND	100	10			17A 4 17E	D-2	SALES AND OFFICES

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITH THE BUILDING IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT PROMULGATED MARCH 31st, 1987

OPEN SPACE USES _____

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Magdi A. J. J. J.
BOROUGH SUPERINTENDENT

[Signature]
Commissioner
CNS/ALA
COMMISSIONER

ORIGINAL

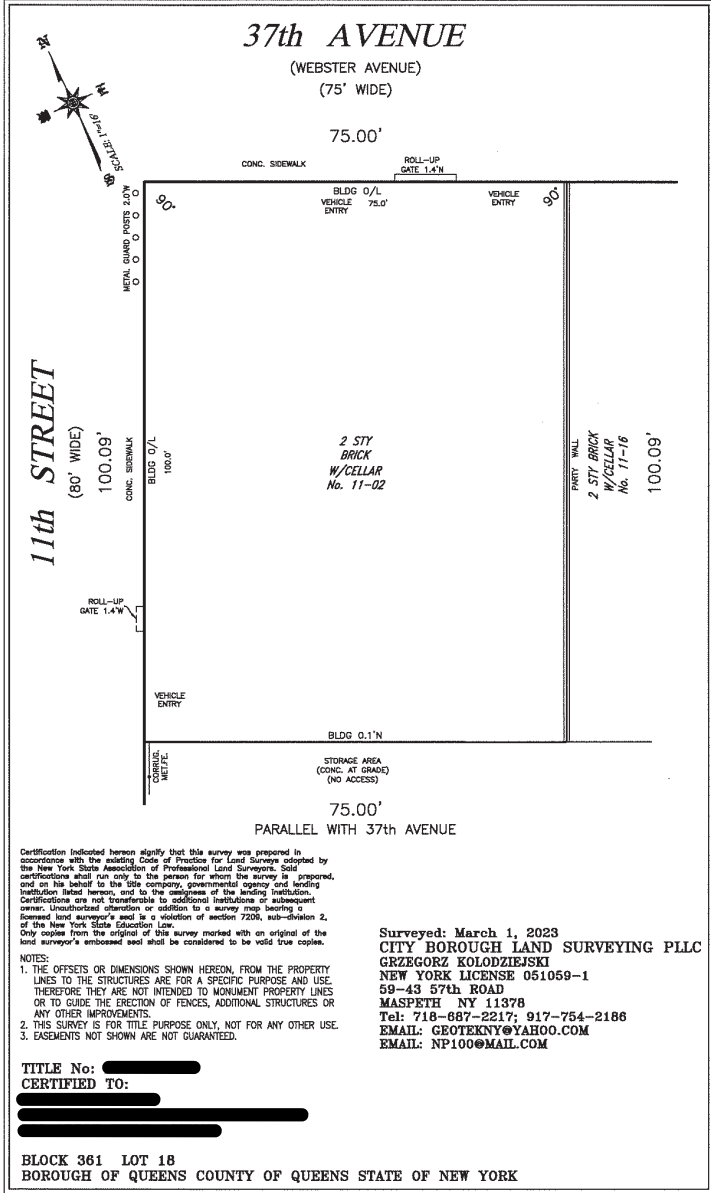
OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY



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.



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



GEORGE MARGARONIS
Partner
gmarginis@pinnaclereny.com
718-784-8404



JAMES TACK
Partner
jtack@pinnaclereny.com
718-784-8541



PAUL BRALOWER
Associate Broker
pbralower@pinnaclereny.com
718-371-6402



BRENDAN BURKE
Associate Broker
bburke@pinnaclereny.com
718-371-6403