



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



182-20 LIBERTY AVENUE


JAMAICA, NY 11412

**Flexible Warehouse
Solutions From
20,000–60,110 Sq. Ft.
Available For Immediate
Occupancy!**

**Plus 50,000 Sq. Ft.
Shared Truck Court/Parking.**


Type

Warehouse / Industrial / Land

SQUARE FOOT
 **60,110** SF
BUILDING SPACE

ZONING
 **M1-1**

CLEAR HEIGHT
 **18'**

PARCEL ID
 **10343**
BLOCK

LOADING
 **6** LOADING DOCKS

 **47**
LOT

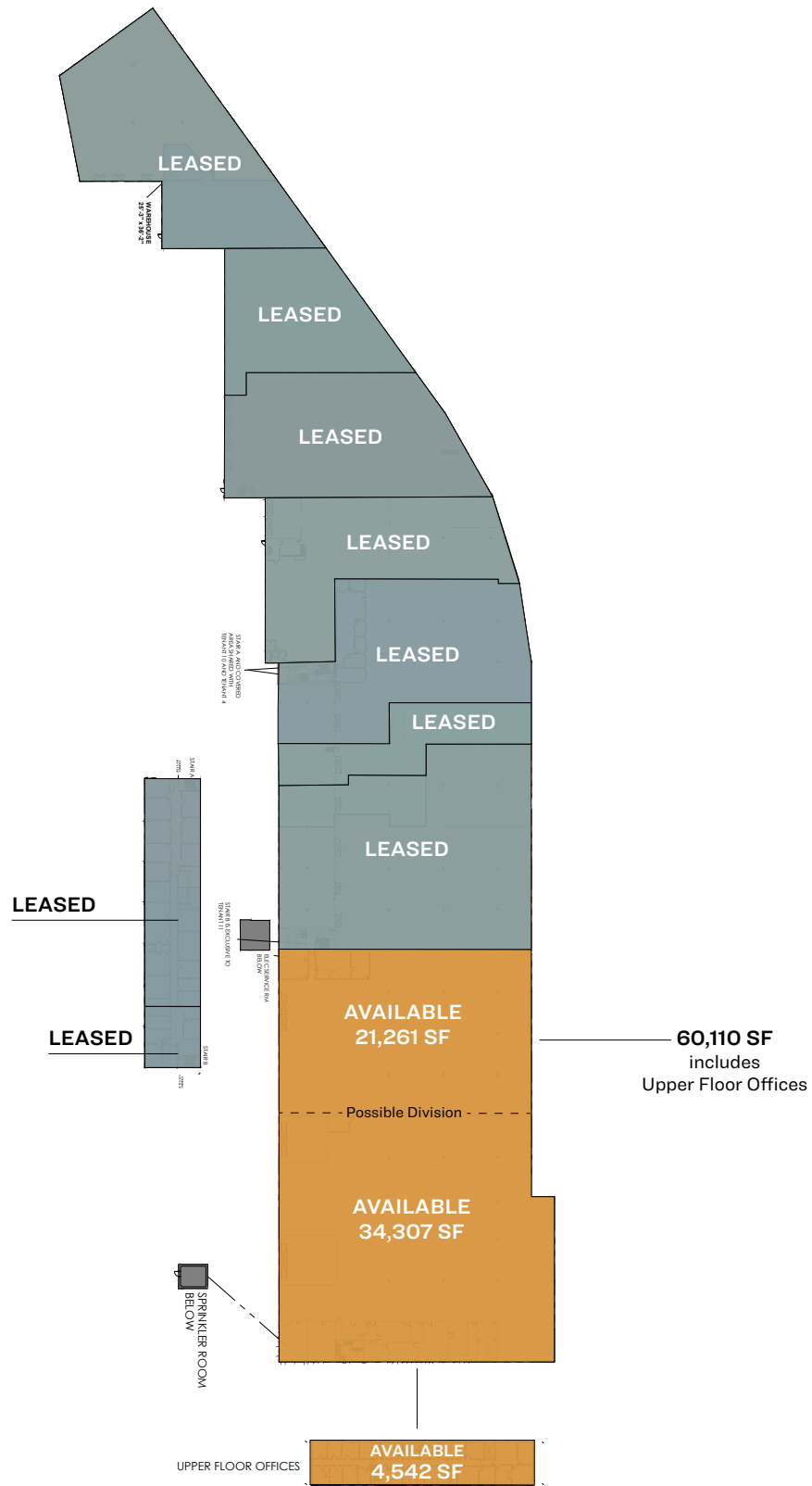
PRICE

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.

FLOOR PLAN

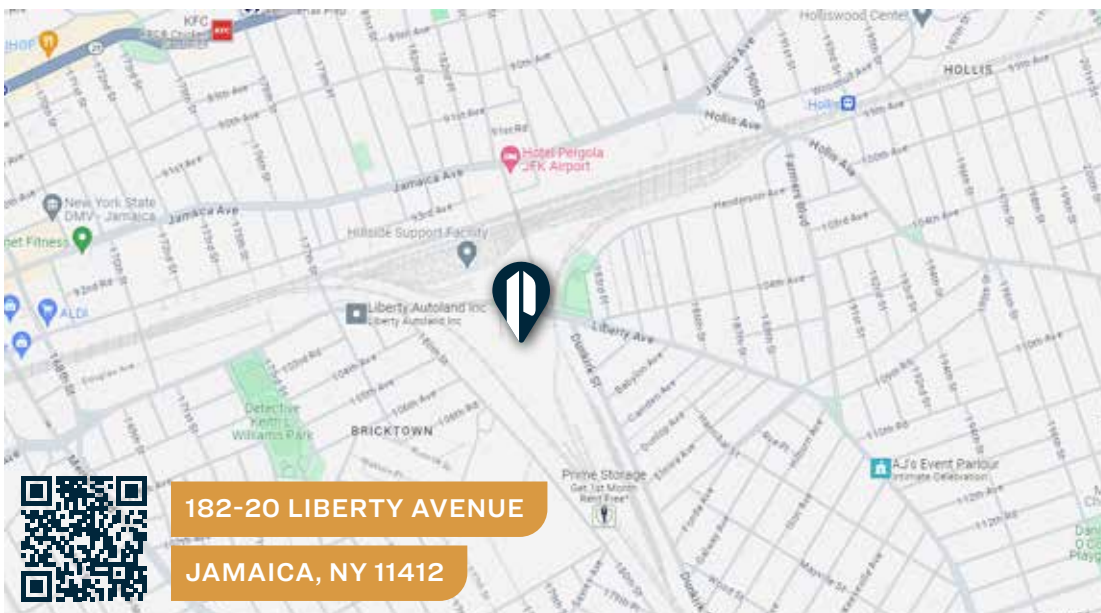


Property Overview

- **Operational efficiency:** Streamline your workflow with 6 strategically placed loading docks, and ample off-street parking. Reduce downtime and boost productivity.
- **Prime location:** Situated just minutes from JFK Airport, your business thrives in a vibrant hub of commerce and transportation. Reach new markets and expand your reach effortlessly.
- **Capital Improvements Completed:**
 - New Roof
 - Parking Lot Pavement
 - Exterior Lighting
 - Fire Alarm
 - Facade
- **Capital Improvements Underway:**
 - New LED Lighting
 - Freshly Painted
 - New Bathrooms
 - Upgraded Gas Lines
 - Demo Area for New Office/ Showroom/Flex Space on 2nd Fl.
 - Possibility to Add Drive in Doors and Additional Loading Platform

Features

- Spaces between **20,000–60,110 Sq. Ft. Available**
- Units Can Be Combined
- ±50,000 Sq. Ft. Shared Fenced and Paved Parking
- Divisions Considered from 20,000 Sq. Ft.
- 6 Loading Docks
- 18 Ft. Ceiling
- Off Street Loading
- Heavy Power
- Partial Second Floor - HVAC Office/Showroom/Flex Space
- Institutional Landlord - Tenant Improvements Allowance/ Building Modifications Considered for Qualified Tenants



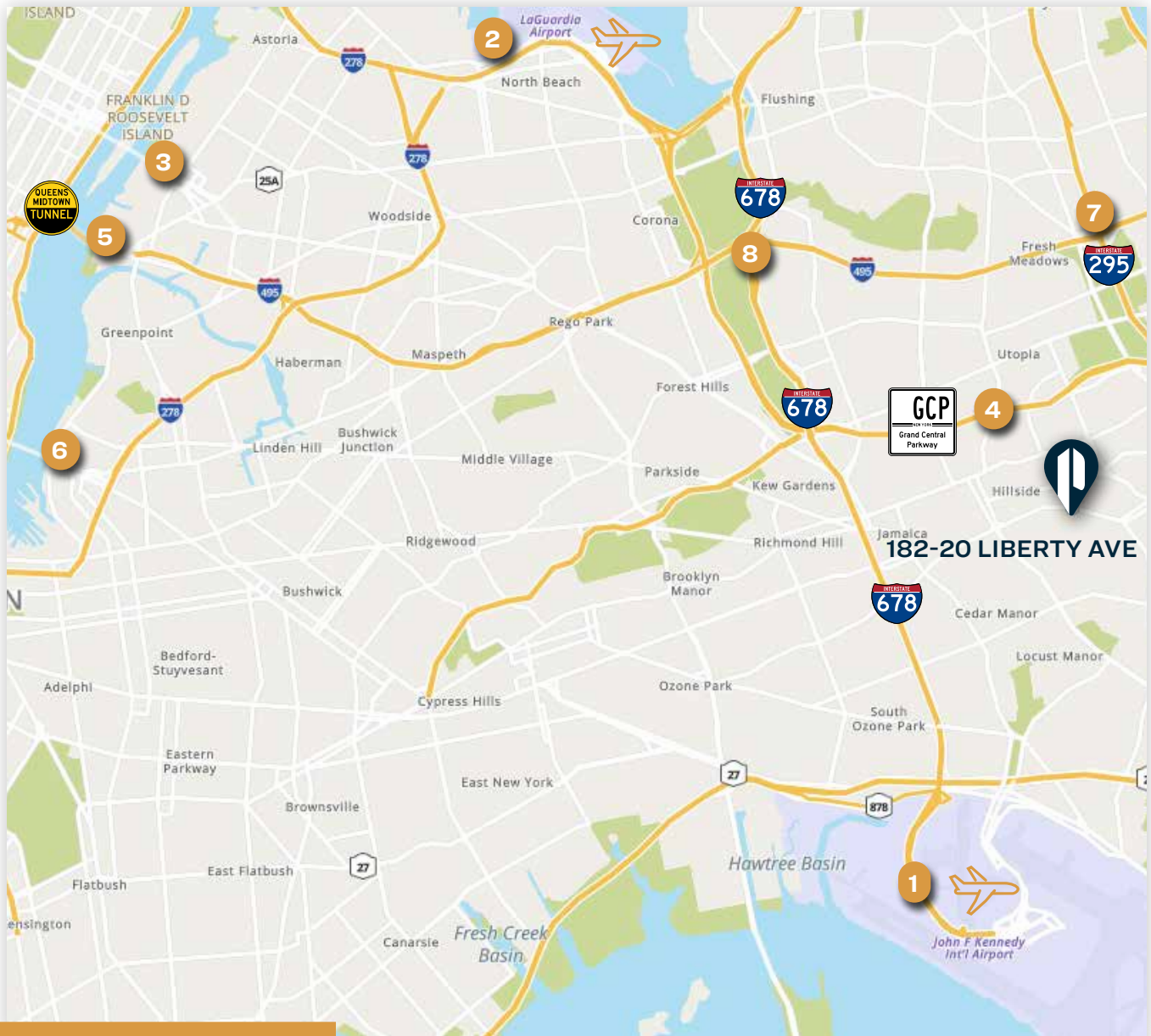
Transport

- Van Wyck Expy
-  Jamaica Avenue
- Liberty Avenue
-  Jamaica - 179th Street
- Q83:** LIBERTY AVE /183TH STREET
-  **X4:** LIBERTY AVE/ 184TH STREET











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182-20 LIBERTY AVE

KEY DISTANCES

1		JFK AIRPORT	5 MI	5		QUEENS MIDTOWN TUNNEL	14 MI
2		LGA AIRPORT	8 MI	6		WILLIAMSBURG BRIDGE	14 MI
3		QUEENSBORO BRIDGE	13 MI	7		CLEARVIEW EXPY	2.4 MI
4		GRAND CENTRAL PARKWAY	1.8 MI	8		VAN WYCK EXPY	5.9 MI

PICTURES



**PINNACLE
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OF NEW YORK, LLC

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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