



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



15-30 131ST STREET







COLLEGE POINT, NY 11356

Premium Industrial Building in College Point

Modern High Ceiling Building with
Street to Street Access, and
5,600 Sq. Ft. Parking.

TYPE

Warehouse / Industrial / Office / Land

 <p>SQUARE FT. 23,000 RSF</p>	 <p>ZONING M1-1</p>
 <p>CLEAR HEIGHT 27'</p>	 <p>PARCEL ID 4116 BLOCK</p>
 <p>LOADING CAPACITY 2 Drive-in Doors</p>	 <p>6 LOT</p>

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

- 23,000 Sq. Ft. Building
 - 20,500 Sq. Ft. Ground Floor
 - 2,500 Sq. Ft. 2nd Floor Offices
- 27' Ceilings
- 2 Drive-In Doors
- Gas Heat
- HVAC
- Restrooms
- Heavy Power
- Private Offices
 - Conference Room
- 5,600 Sq. Ft. of Parking Available

TRANSPORTATION



WHITESTONE BRIDGE
WHITESTONE EXPRESSWAY
THROGS NECK BRIDGE
LIE/CROSS ISLAND



Q25: 127 ST/20 AVE
Q20A: 20 AVE/131 ST

15-30 131ST STREET

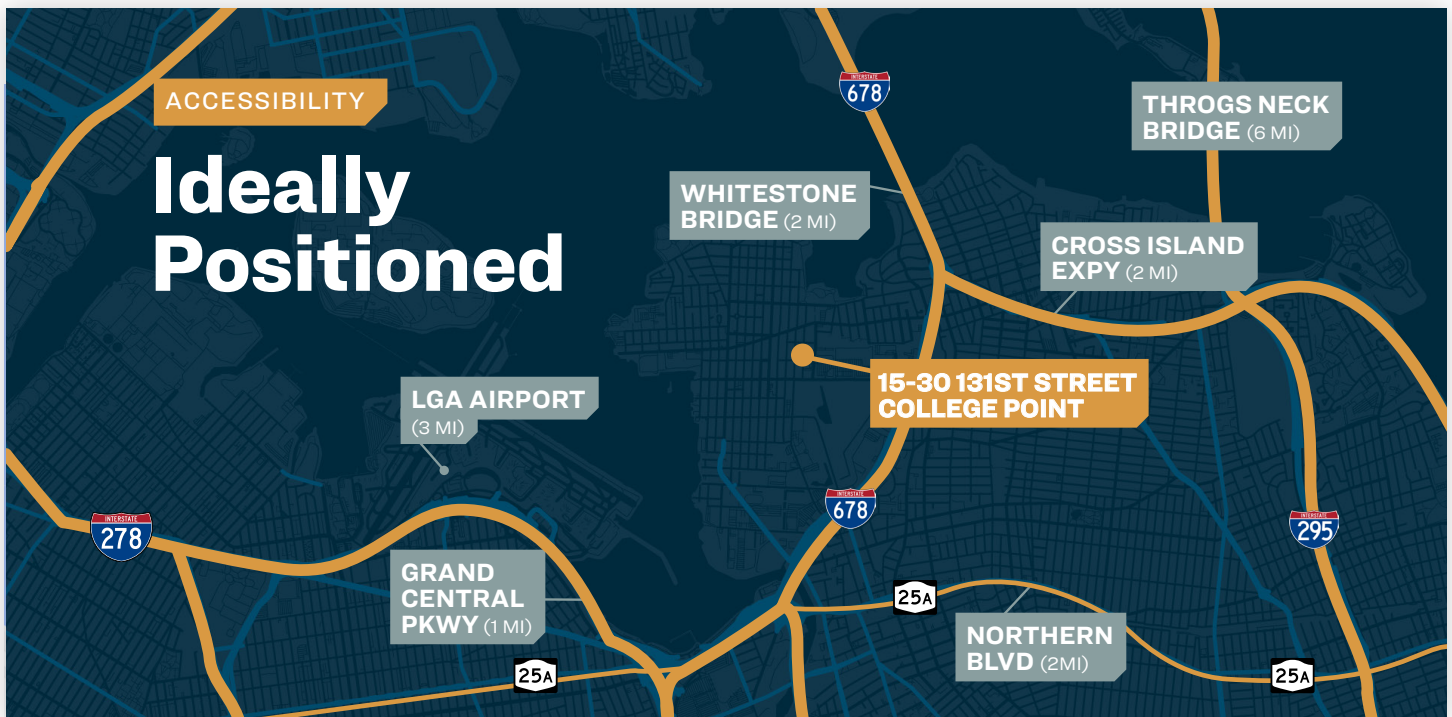
COLLEGE POINT, NY 11356



SCAN FOR
VIDEO TOUR

ACCESSIBILITY

Ideally Positioned



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

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PICTURES



WAREHOUSE



YARD



OFFICE



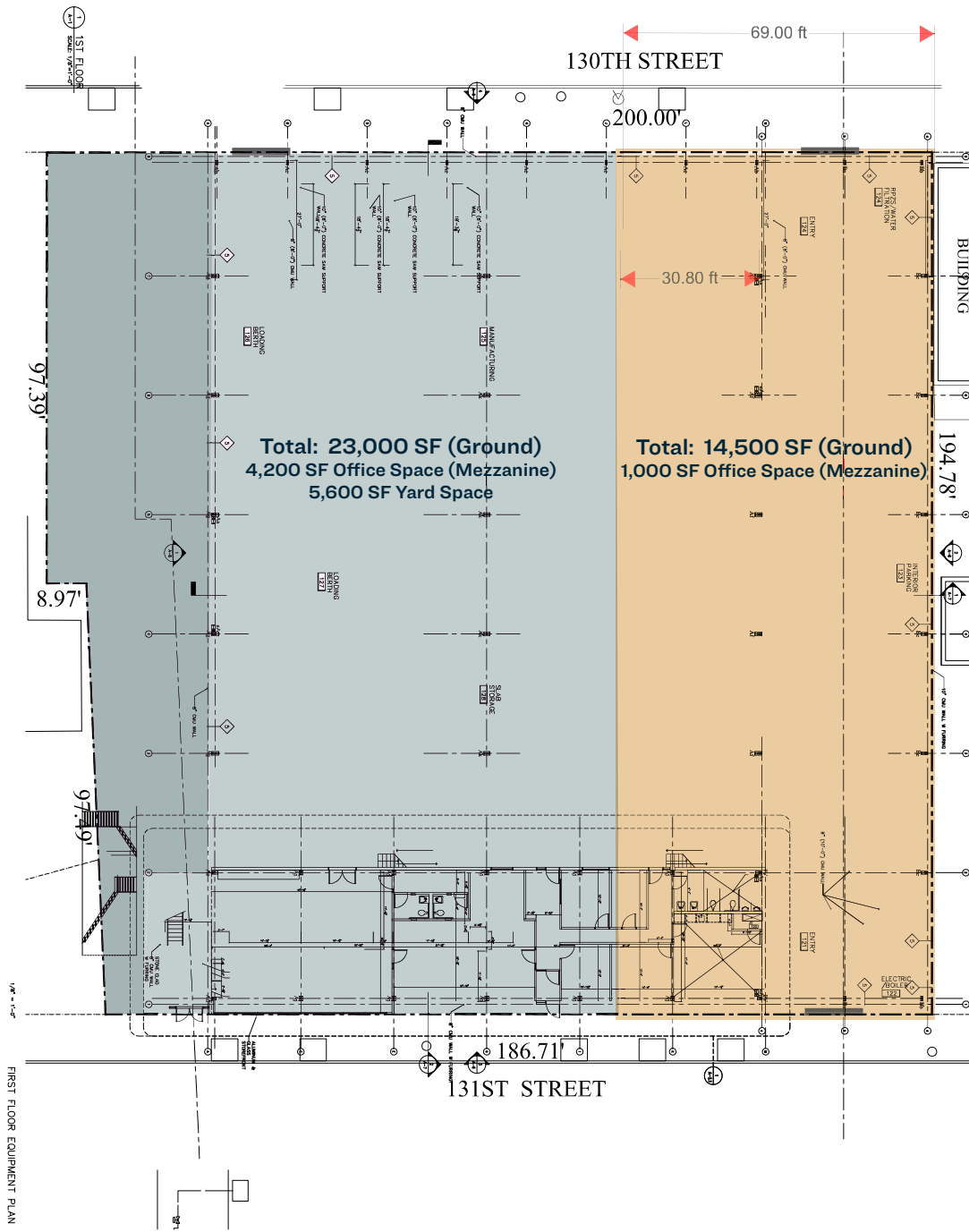
SHOWROOM



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Certificate of Occupancy

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CO Number: 410035661F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	D-2		18A, 18C	11 PARKING SPACES
ME Z	25	100	D-2		18C	MANUFACTURING SUPPORT
001		OG	D-2		18A, 18C	16 PARKING SPACES
001	16	OG	D-2		18C	PART MANUFACTURING SUPPORT
001	30	OG	D-2		18A	PART OF MANUFACTURING
PERFORMANCE STANDARDS COMPLY WITH ZR 42-20						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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