



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



31-32 20TH AVENUE

ASTORIA, NY 11105

Versatile 15,000 Sq. Ft. Warehouse in Astoria.

Type
Warehouse / Industrial



SQUARE FOOT

15,000_{SF}



CLEAR HEIGHT

14'



LOADING

4 DRIVE-INS



ZONING

C2-3/R5
(USE GROUP 17
C.O)



PARCEL ID

829
BLOCK



70
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.

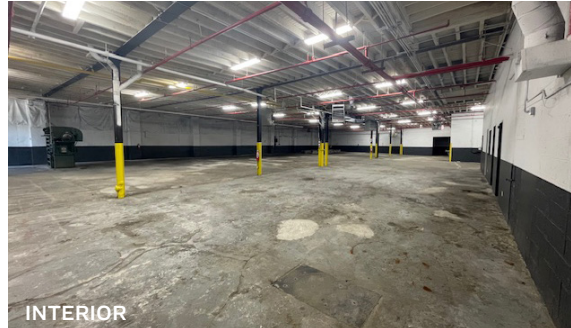
Property Overview

Features

- Recently Renovated
- 15,000 Sq. Ft.
- 4 Drive-in Doors
- Fully Sprinklered
- Heavy Power - Over 1200 Amps On-Premise Transformer (220 to 440 Voltage)
- Accessory A/C Office Space
- Gas Heat
- 3 Bathrooms



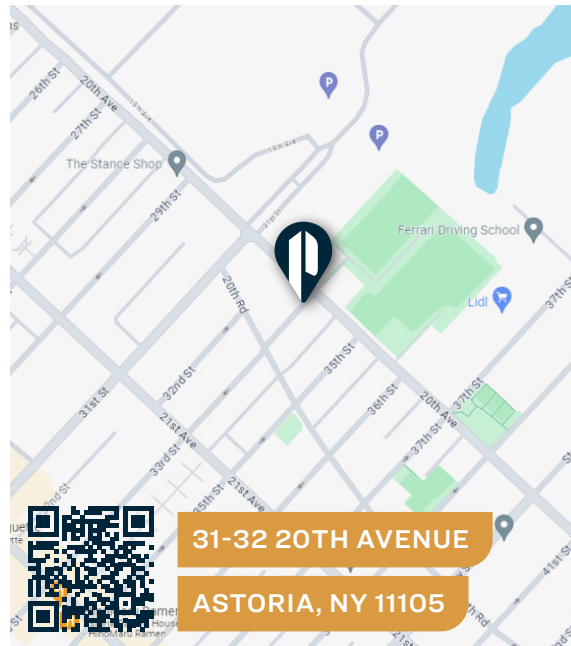
EXTERIOR



INTERIOR



OFFICES




31-32 20TH AVENUE

ASTORIA, NY 11105

TRANSPORTATION

N W ASTORIA - DITMARS BLVD

 ASTORIA BLVD
RKF BRIDGE
GRAND CENTRAL PKWY

 **MTA Bus** Q100: 20TH AVE/
31ST STREET



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
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718-784-8282
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:

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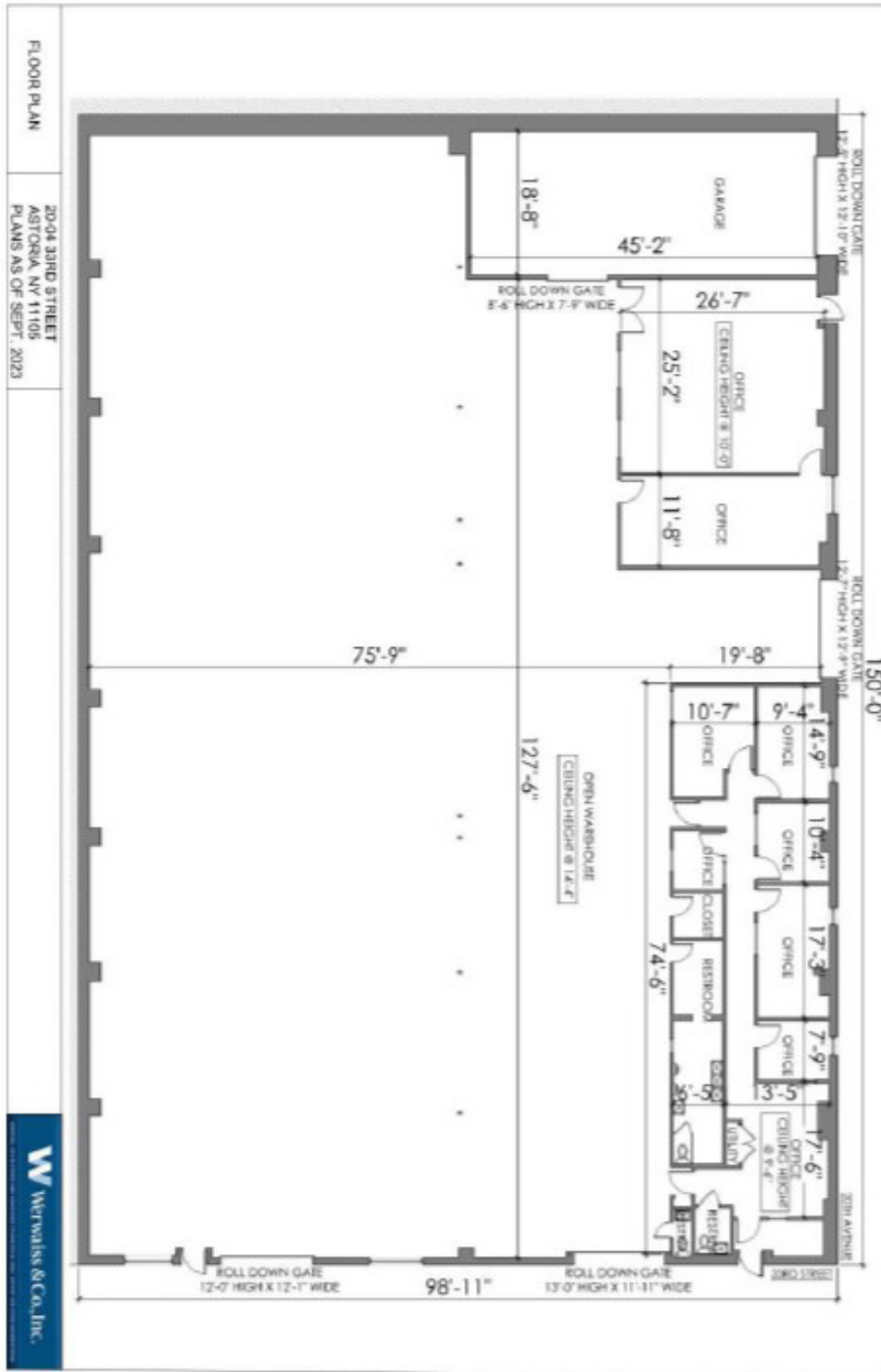
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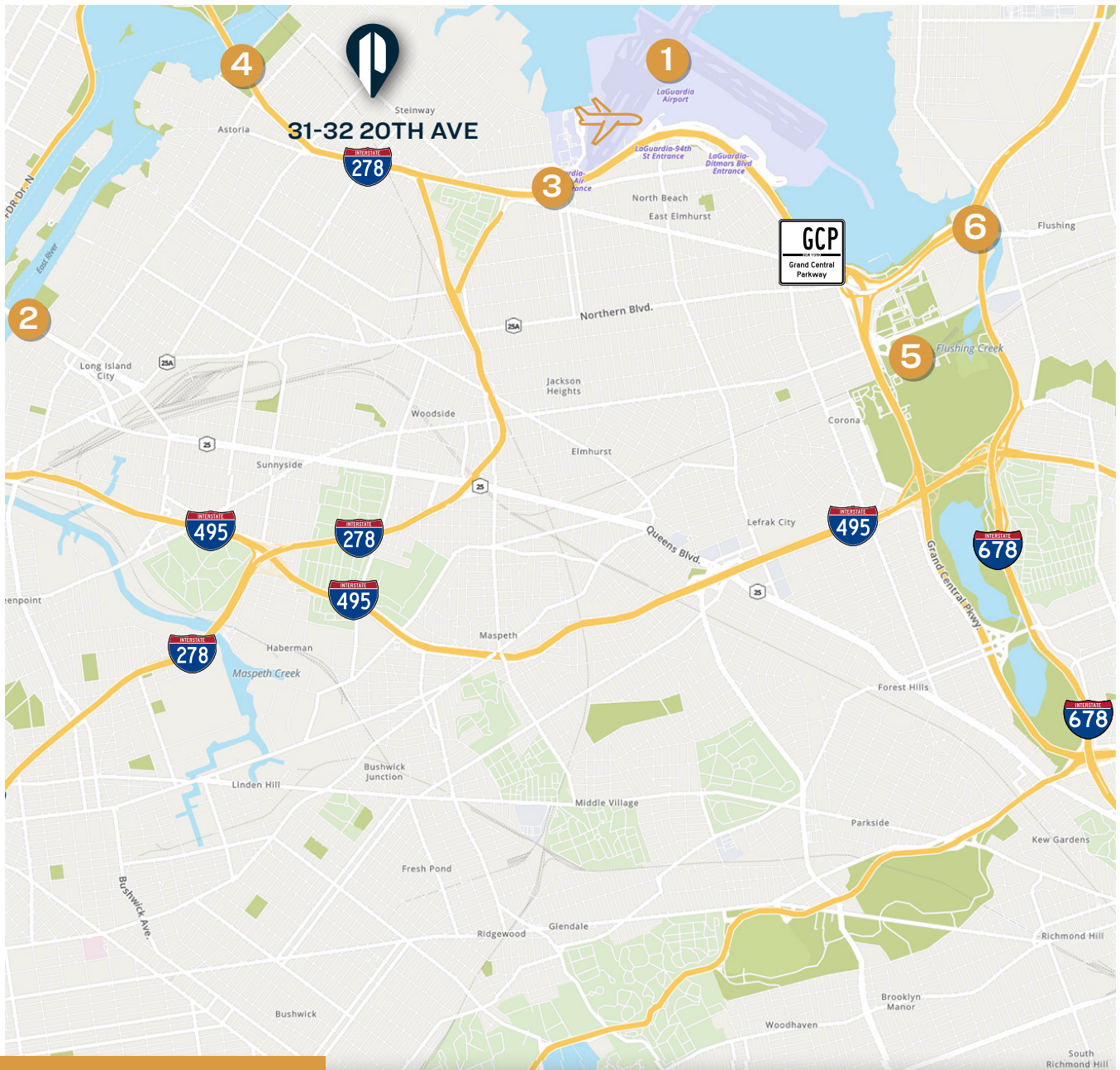
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EXISTING LAYOUT





KEY DISTANCES

1		LGA AIRPORT	1.9 MI	4		TRIBOROUGH BRIDGE	1.8 MI
2		QUEENSBORO BRIDGE	4.4 MI	5		FLUSHING MEADOW PARK	4.6 MI
3		GRAND CENTRAL PARKWAY	1.5 MI	6		VAN WYCK EXPY	4.8 MI