



**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.

Divisible with Convenient Loading


Type

Warehouse / Industrial

 **SQUARE FOOT**
15,000^{SF}
DIVISIBLE TO 7,500 SF

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

 **CLEAR HEIGHT**
14'

 **PARCEL ID**
829
BLOCK

 **LOADING**
4^{DRIVE-INS}

 **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.

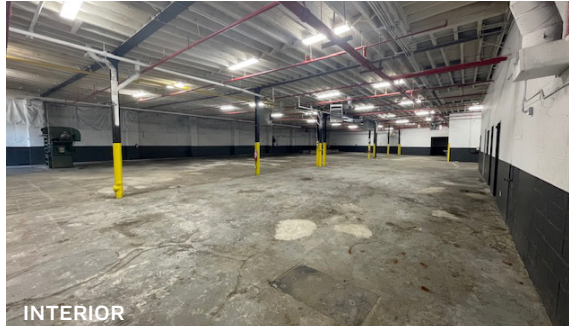
Property Overview

Features

- Recently Renovated
- 15,000 Sq. Ft. - Divisible to 7,500 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



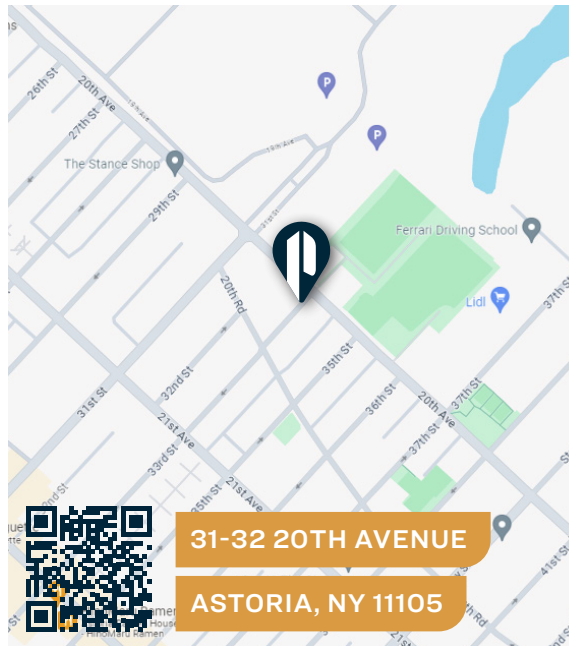
EXTERIOR



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
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OF NEW YORK, LLC

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

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:

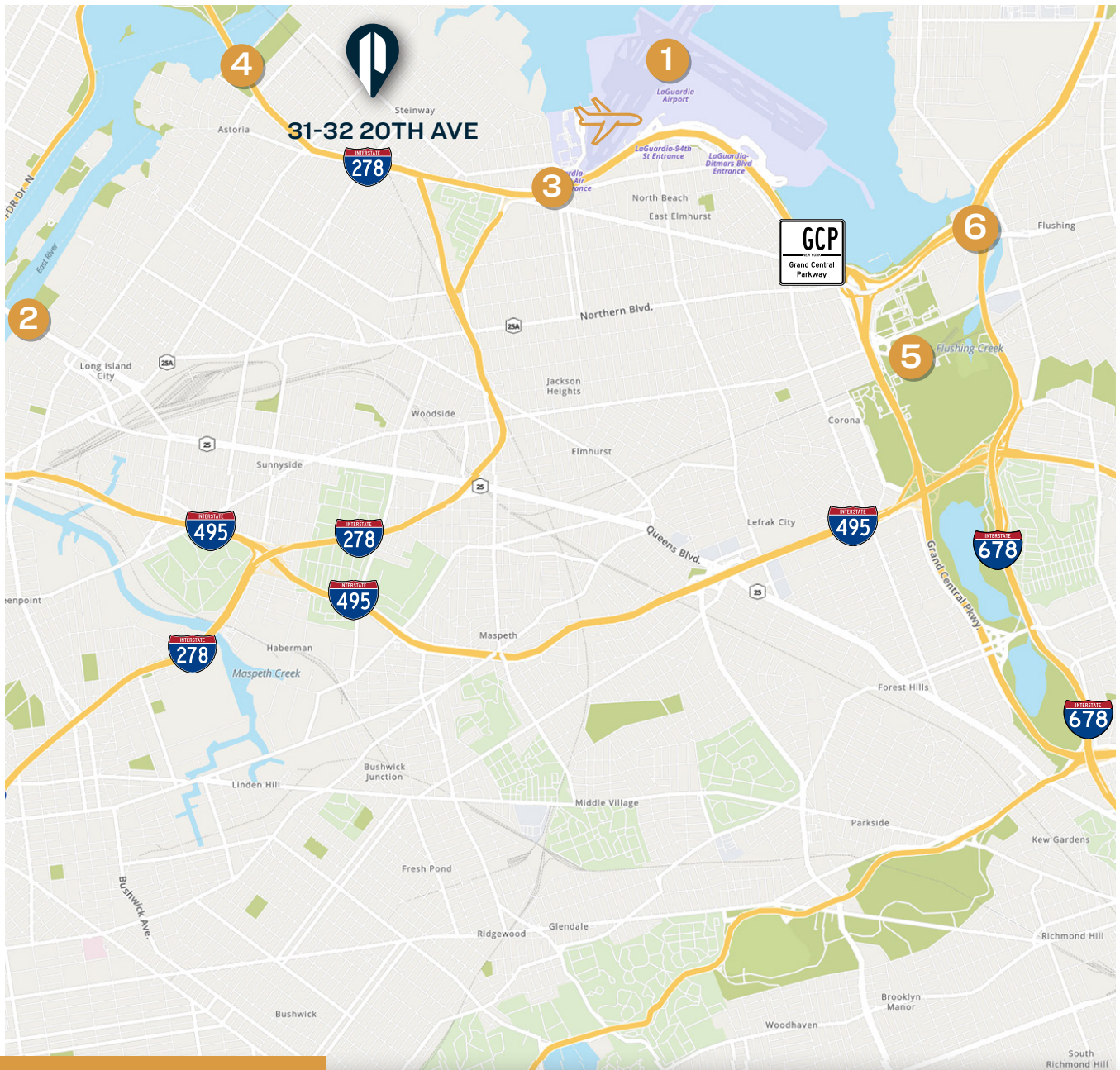
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KEY DISTANCES

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