



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**38-21 23RD STREET**

**LONG ISLAND CITY, NY 11101**

# Warehouse & Yard in Prime LIC Location

14,000 Sq. Ft. Warehouse +  
5,000 Sq. Ft. Fenced, Paved Yard.

Type

**Warehouse / Industrial / Land**



SQUARE FOOT

**19,000<sub>RSF</sub>**



ZONING

**M1-3**



CLEAR HEIGHT

**15' - 20'**



PARCEL ID

**389**

BLOCK



LOADING

**5 DRIVE-INS DOORS**



**1**

LOT

PRICE

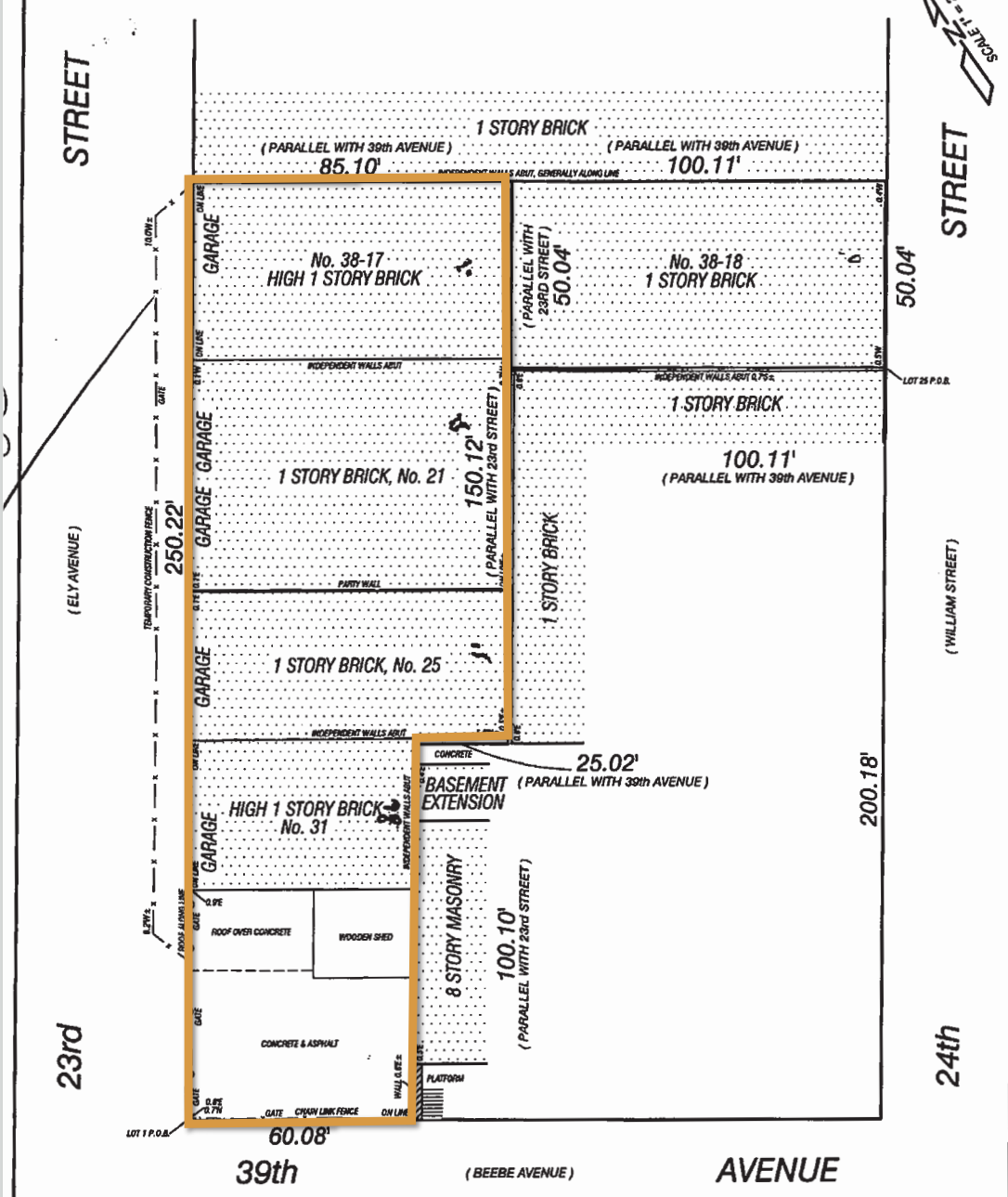
**Upon Request**

**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.

**SURVEY**

ADDRESS: 38-18 24th STREET, LONG ISLAND CITY  
38-17,21,25,31 23rd STREET, LONG ISLAND CITY



1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY IS PREPARED AND CERTIFIED TO AND ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF A DESCRIPTIVE ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
3. THIS MAP WAS MADE AT A SCALE OF 1"=25' WHICH ORIGINALLY DRAWN.
4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
6. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
7. ALL ELEVATIONS SHOWN IF ANY REFER TO THE NAVD1988.
8. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
10. SUBSURFACE INFORMATION SHOWN WERE OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
11. SURVEYED AS IN POSSESSION.

**CERTIFIED TO:**  
SAJOUR LAND LLC  
38-17 23RD ST LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

**TITLE No.**  
SL-2432

**ANASTASIA I. PARSATOON**  
**LAND SURVEYING, P.C.**  
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NEW HYDE PARK, NY 11040  
OFFICE (516) 352-0396  
EMAIL: INFO@AIPLS.COM  
**SURVEY No. PN011751**  
BOROUGH OF QUEENS  
COUNTY OF QUEENS  
STATE OF NEW YORK  
TAX MAP  
DISTRICT  
SECTION  
BLOCK 369  
LOTS 1 & 25

DATE: AUGUST 18th, 2023



ANASTASIA I. PARSATOON, L.S.  
NEW YORK LICENSE 051088



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# Property Overview

## Features

- 14,000 Sq. Ft. Warehouse
- 5,000 Sq. Ft. Paved and Fenced Yard
- Heavy Power
- Double Wide Street
- 5 Drive-In Doors
- Gas Heat

## Ideal For

- Auto Use
- Fleet Operators



## TRANSPORTATION

7

QUEENSBORO PLAZA

N W

39TH AVENUE



NORTHERN BLVD  
QUEENS BLVD  
JACKSON AVENUE  
ROOSEVELT ISLAND BRIDGE



Q66, Q69: 21ST STREET/ 37TH AVENUE



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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