



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



43-01 39TH STREET

LONG ISLAND CITY, NY 11104

12,500 Sq. Ft. Warehouse for Sale or Lease

Prime Corner Location in the
Heart of LIC at **7** Train

Type
Warehouse / Industrial



SQUARE FOOT
12,500_{RSF}



ZONING
M1-4



CLEAR HEIGHT
14'



PARCEL ID
191
BLOCK



LOADING
3 DRIVE-IN DOORS



20
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.

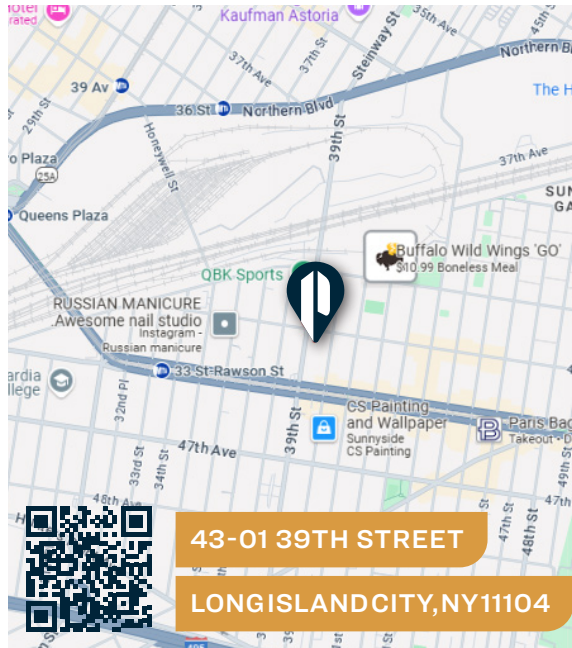
Property Overview

Features

- 12,500 Sq. Ft.
- 3 Drive-In Doors
- Commercial FAR 2 (25,000 Sq. Ft. Buildable)
- Auto Repair Certificate of Occupancy
- Small Office
- Gas Heat Blowers
- Fully Sprinklered
- Available Immediately
- Can be Delivered Vacant
- Wide Street



INTERIOR




TRANSPORTATION

7 40TH STREET/ LOWERY STREET


E F 36TH STREET/ NORTHERN BLVD

M R

 MIDTOWN TUNNEL

LONG ISLAND EXPRESSWAY

BQE

 Q32: QUEENS BLVD/39 ST

Q60: QUEENS BLVD/39 PL



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

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



GEORGE MARGARONIS
Partner
gmarginis@pinnaclereny.com
718-784-8404



JAMES EGE
Salesperson
jege@pinnaclereny.com
718-371-6423



JAMES TACK
Partner
jtack@pinnaclereny.com
718-784-8541



DANIEL TACK
Salesperson
dtack@pinnaclereny.com
718-371-6371