



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



PROPOSED RENDERING

**37-20 CRESCENT STREET**

**LONG ISLAND CITY, NY 11101**

# New Development Ground Floor Commercial Units for Lease or Sale

Prime Location - 3 Blocks from  
Queens Plaza / 59th Street Bridge

Type  
**Commercial**



SQUARE FOOT

**12,047** SF



**Divisions  
Available**  
From 1,000 SF +

ZONING



**M1-2/  
R5D, LIC**

PARCEL ID



**367**  
BLOCK



**33**  
LOT

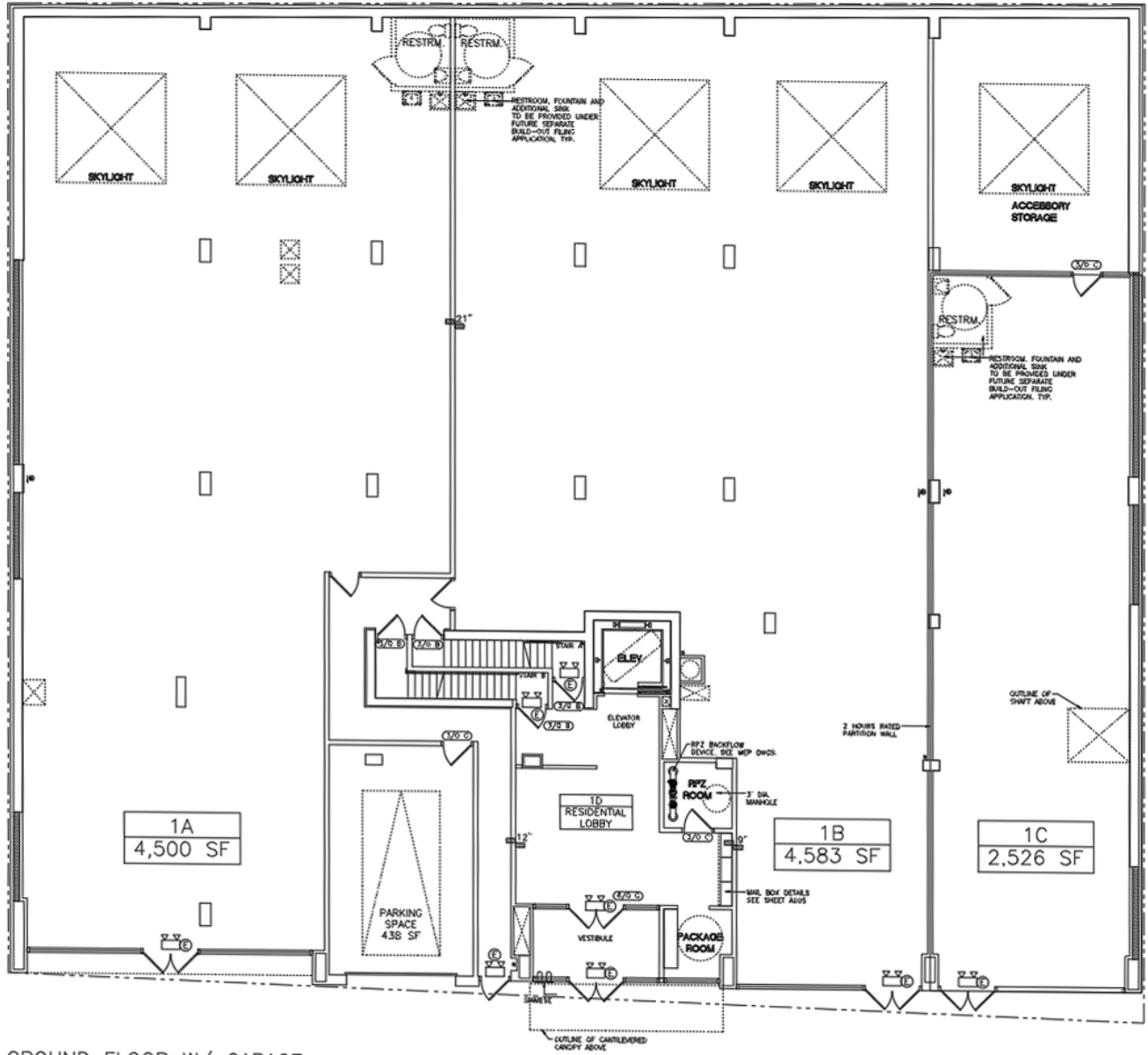
PRICE

**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.

## FLOOR PLAN



GROUND FLOOR W/ GARAGE

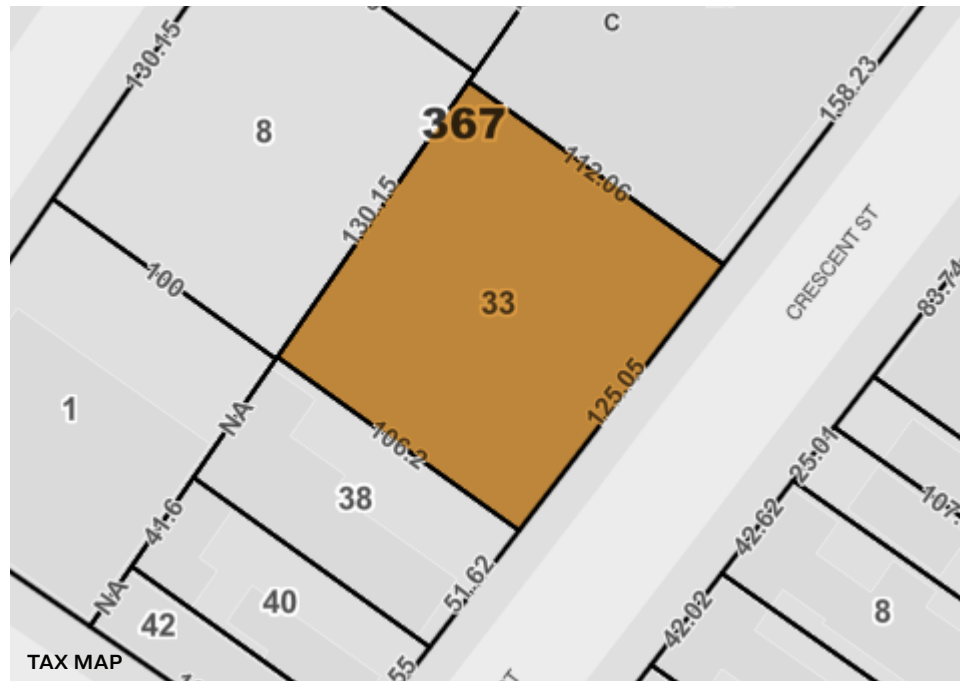
# Property Overview

## Features

- 12,047 Sq. Ft.
- Flexible Divisions Available
- New Construction
- Full HVAC
- Anticipated Delivery: Fall 2026

## Ideal for

- Studio Use, Retail, Light Industrial



## TRANSPORTATION

- N W** QUEENSBORO PLAZA
- 7**
- F** 21ST STREET/ QUEENSBIDGE
- MIDTOWN TUNNEL**
- QUEENSBORO BRIDGE**
- BQE**
- LONG ISLAND EXPY**
- MTA Bus** Q66, Q69: 21 ST/37 AV  
Q102: 31 ST/37 AV



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



**JAMES TACK**  
Partner  
[jtack@pinnaclereny.com](mailto:jtack@pinnaclereny.com)  
718-784-8541



**DANIEL TACK**  
Salesperson  
[dtack@pinnaclereny.com](mailto:dtack@pinnaclereny.com)  
718-371-6371



**GEORGE MARGARONIS**  
Partner  
[gmargaronis@pinnaclereny.com](mailto:gmargaronis@pinnaclereny.com)  
718-784-8404