



**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

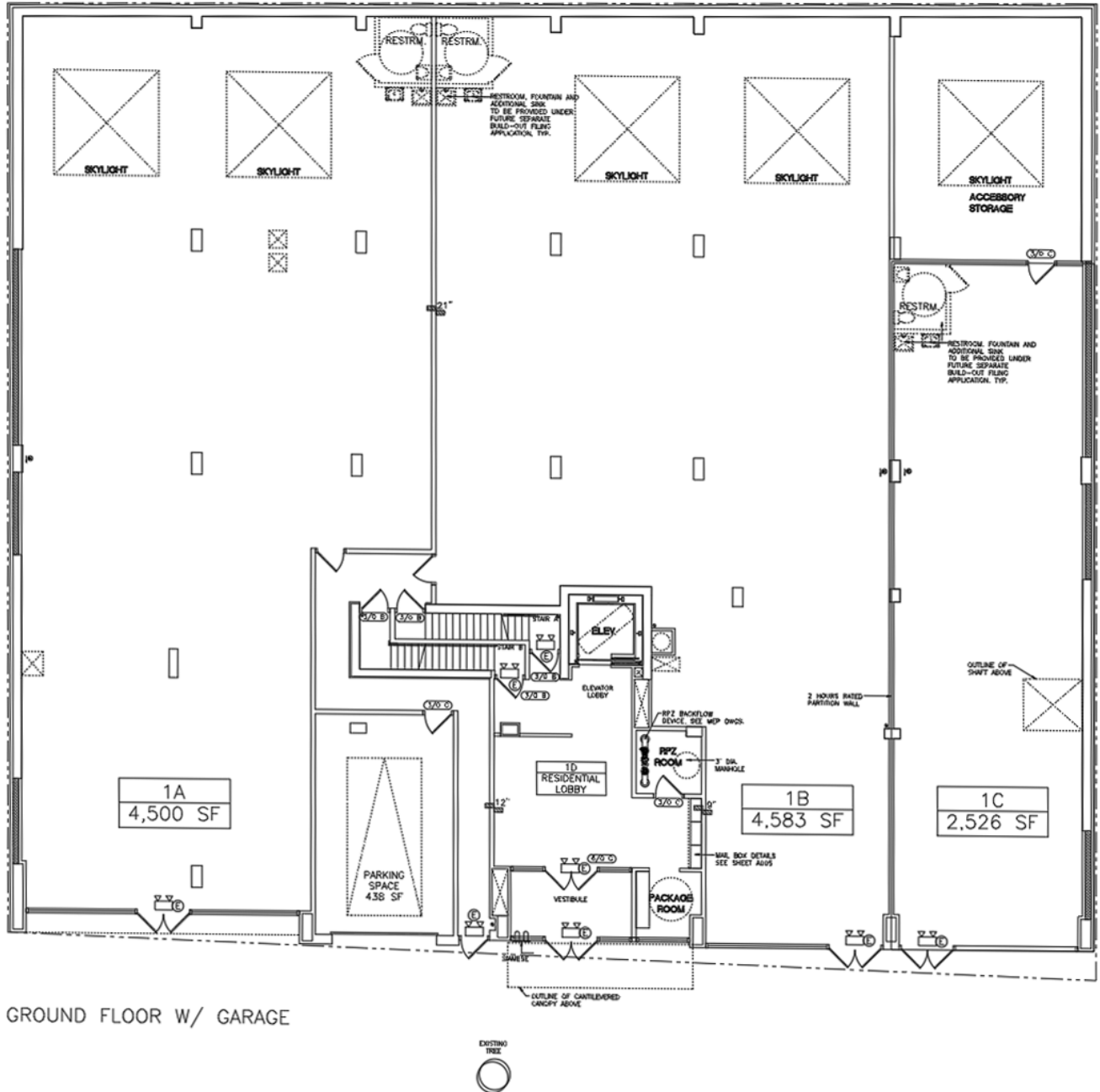
PRICE

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

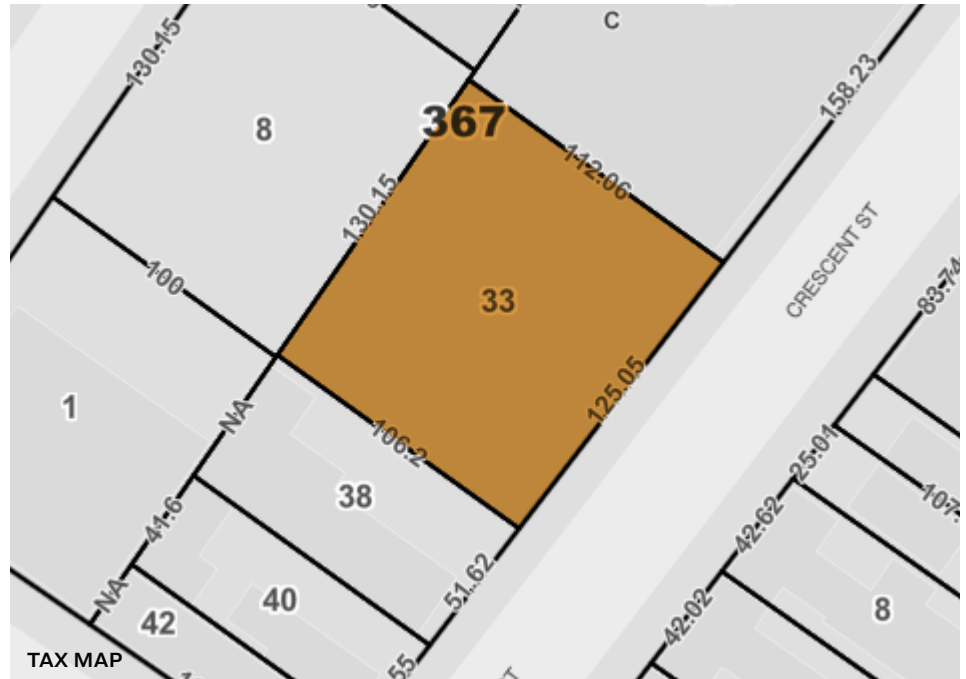
Property Overview

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

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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



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



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