



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SUBLEASE



25-44 BOROUGH PLACE

WOODSIDE, NY 11377

Exceptional Sublease Opportunity

48,000 Sq. Ft. Mostly One-Story
Modern Warehouse Plus
12,000 Sq. Ft. of Underground Parking

Type
Warehouse / Industrial



SQUARE FOOT

60,000 RSF



ZONING

M1-1



CLEAR HEIGHT

18' - 50'



PARCEL ID

1017

BLOCK



LOADING

4 INTERIOR DOCKS

2 EXTERIOR DOCKS

1 DRIVE-IN



65

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

• 36,000 Sq. Ft. Open Ground Floor Warehouse Space

Ceiling Heights:

- 50' approx. 11,000 Sq. Ft.
- 30' approx. 6,000 Sq. Ft.
- 16'-18' approx. 19,000 Sq. Ft.

4 Interior Docks (Trailer Access)

2 Exterior Docks (Trailer Access)

• Existing Racking System Included

• 12,000 Sq. Ft. 2nd Floor Office

- Class A Office Space
- Full HVAC
- Conference Room
- Full Kitchen
- Elevator

• 12,000 Sq. Ft. Underground Parking

- 7' Ceiling height
- Clean Space
- 20 Cars

• Sublease Expires: 11/30/2032

• A Longer-Term Option is Available



GROUND FLOOR



LOADING DOCKS



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TRANSPORTATION



NORTHERN BLVD



GRAND CENTRAL PKWY
QUEENSBORO BRG
BQE



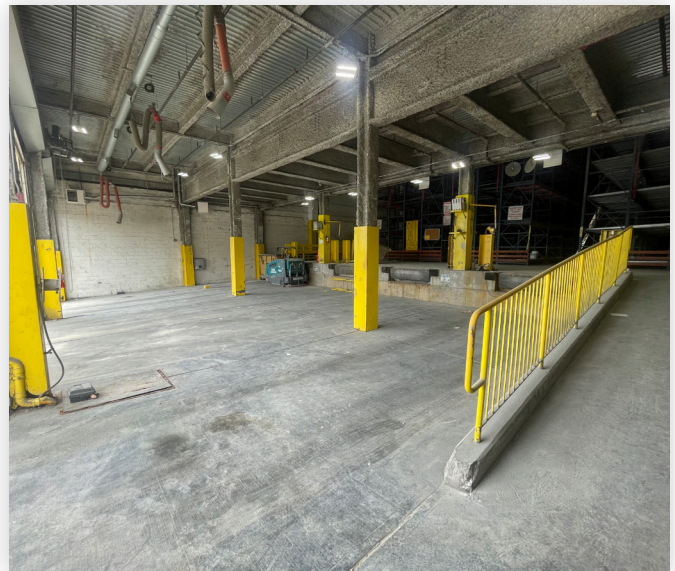
Q18: HOBART ST/30TH AVE
Q19: ASTORIA BLVD/49 ST



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PICTURES



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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