



**PINNACLE
REALTY**
OF NEW YORK, LLC



EXCLUSIVE LISTING

FOR LEASE



18-45 STEINWAY STREET

ASTORIA, NY 11105

High-Ceiling Temperature Controlled One-Story Warehouse

Minutes to LaGuardia Airport
New Institutional Ownership

Type
Warehouse / Industrial



SQUARE FOOT

26,000 RSF



ELECTRIC POWER

600 AMPS



CLEAR HEIGHT

20'



AIR CONDITIONING

HVAC
INSTALLED IN 2020



LOADING

1 DOCK HIGH
INTERIOR LOADING DOCK
1 DRIVE-IN DOOR



LIGHTING

LED

PRICE

Upon Request

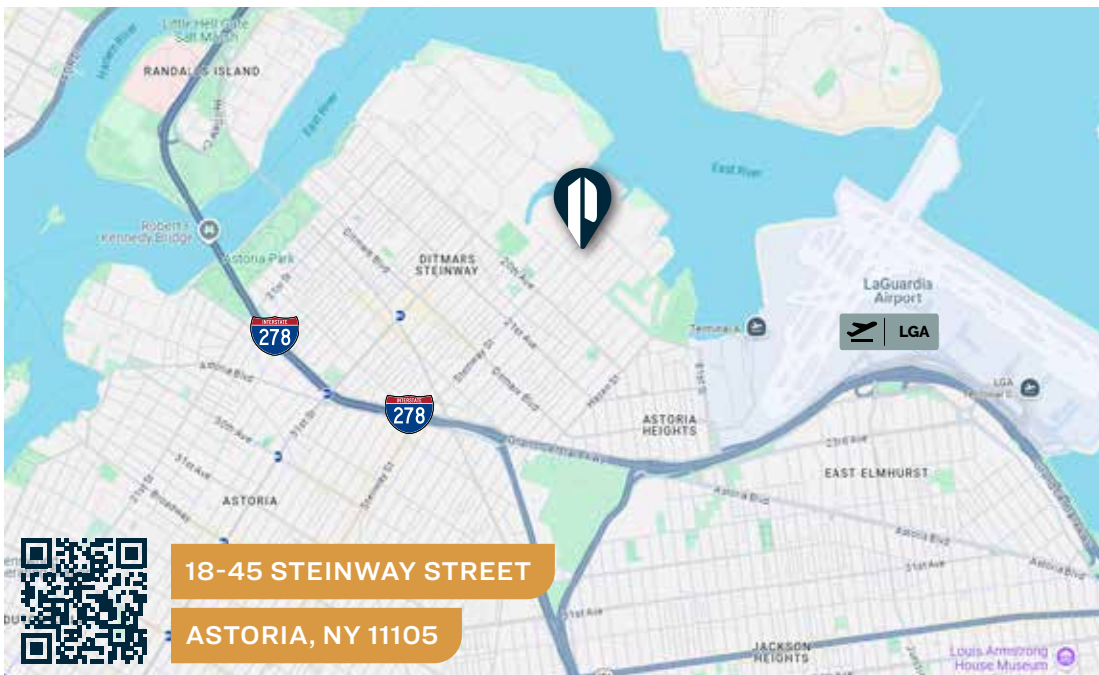
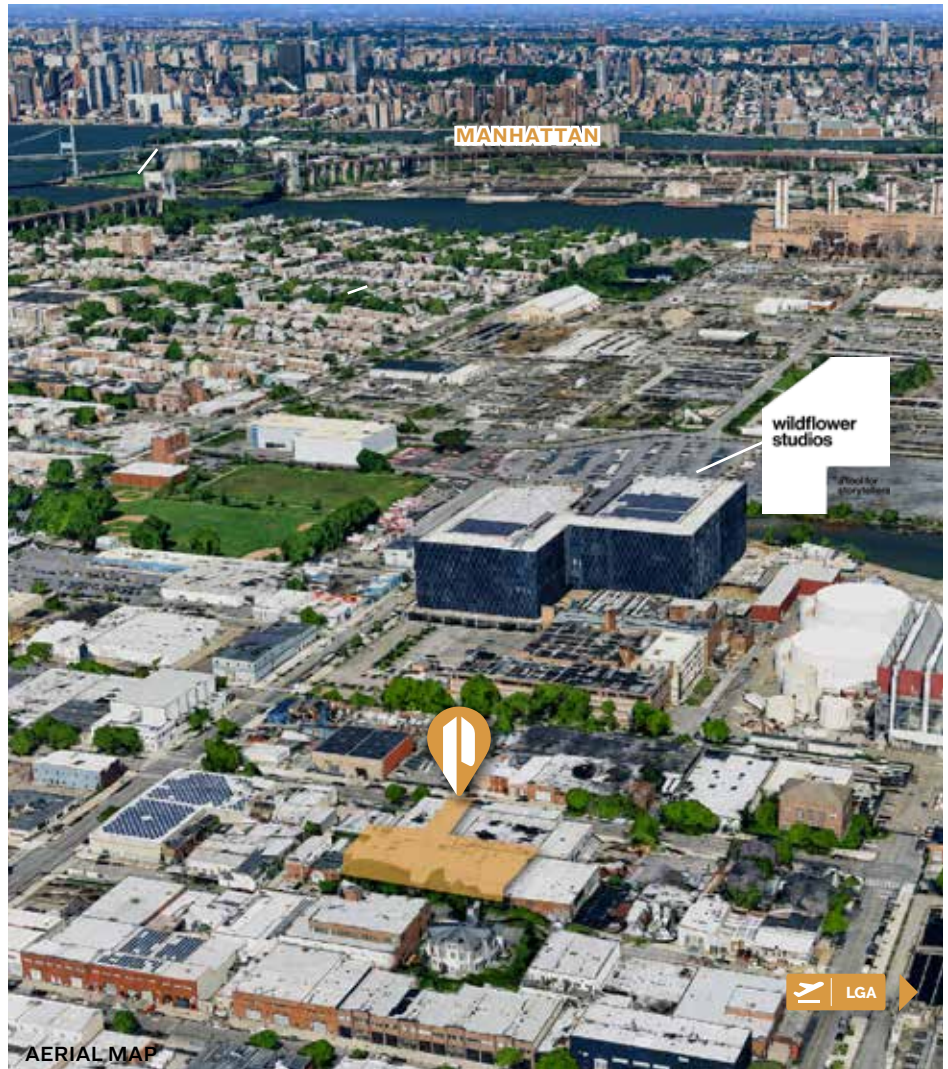
718-784-8282 / PINNACLERENY.COM

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

- 26,000 Sq. Ft. Warehouse
- New Finished +/- 2,078 Sq. Ft. Office Space
- Wide Column Spans- 27' x 49'
- 1 Dock High Interior Loading Dock (67 Ft. Deep)
- 1 Large Drive-In Door
- 20 Ft. Ceiling Heights
- HVAC Cooling in Entire Property
- New Windows (Lots of Natural Light)
- Upgraded Gas and Electric Service
- Gas Heat Blowers
- 4" Gas Line
- Zoning: M1-1
- Block: 802 Lot: 114
- Close Proximity to New Wildflower Studios and LaGuardia Airport



TRANSPORTATION



GRAND CENTRAL PKWY

BROOKLYN QUEENS EXPY

RFK BRIDGE



LAGUARDIA AIRPORT



Q101: STEINWAY ST / 20TH AVE

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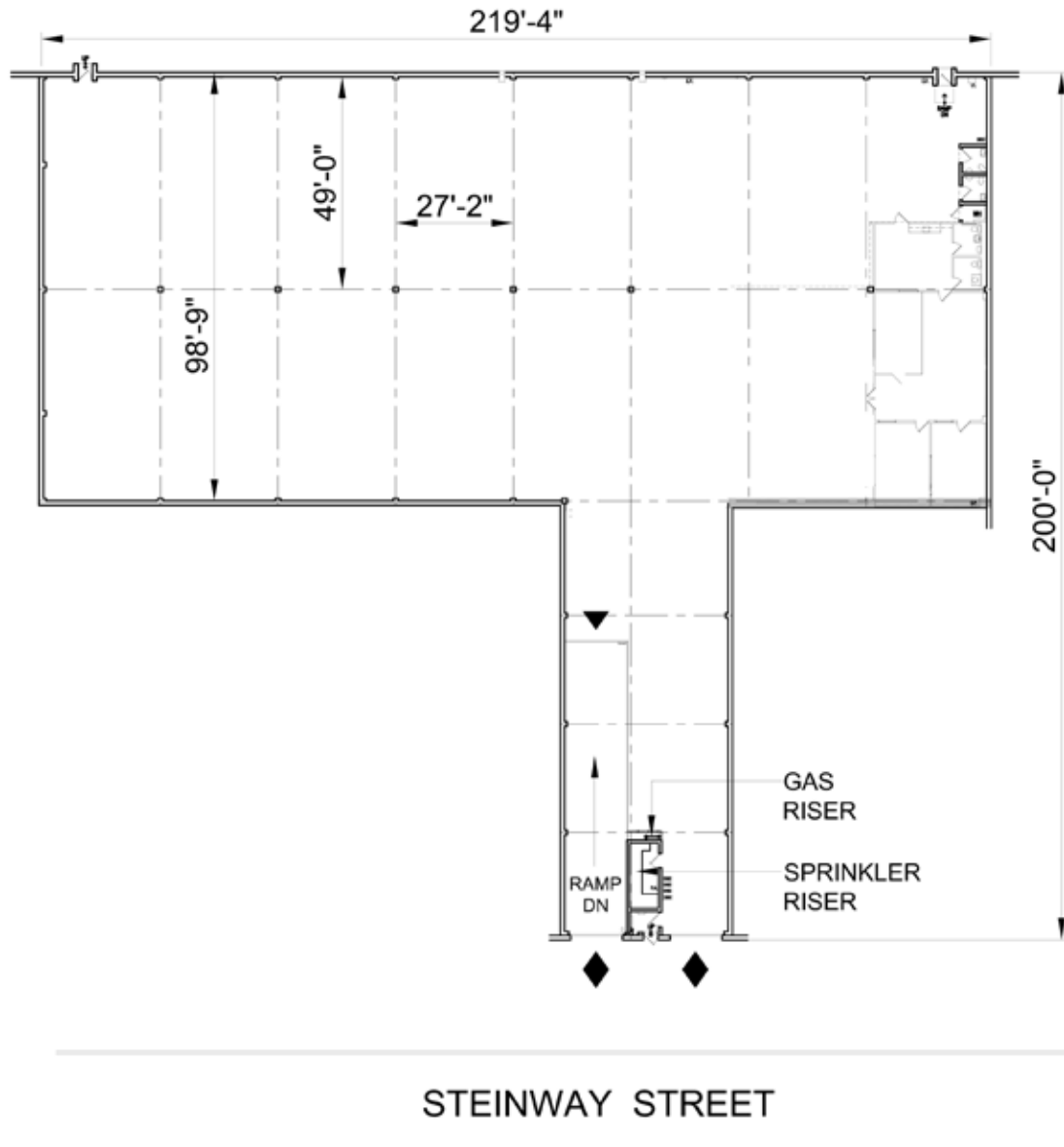
PICTURES



PICTURES



FLOOR PLAN



**PINNACLE
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718-784-8282
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