



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**23-79 48TH STREET**

**ASTORIA, NY 11103**

# Contractors Dream 4,300 Sq. Ft. Building For Sale

Type

**Warehouse / Industrial / Flex / Office**



SQUARE FOOT

**4,300<sub>SF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**18' - 27'**



PARCEL ID

**746**

BLOCK



LOADING

**1 LARGE DRIVE-IN DOOR**



**17**

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

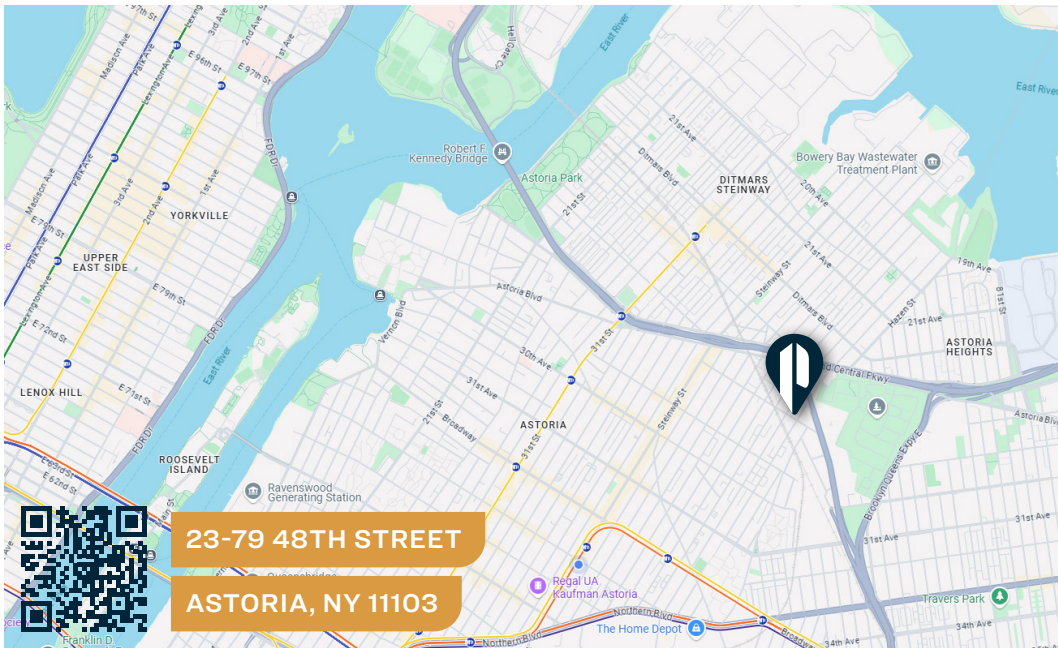
- 4,300 Sq. Ft. Building
- 2,500 Sq. Ft. Ground Floor
- 1,800 Sq. Ft. 2nd Floor Office
- 2,500 Sq. Ft. Bonus Basement
- Large Drive-In Door
- 18 to 27 Foot Ceiling
- Office HVAC and Nicely Finished
- Gas Heat



2ND FLOOR



INTERIOR



23-79 48TH STREET

ASTORIA, NY 11103

## TRANSPORTATION

**N W** ASTORIA BOULEVARD



I-278 / BQE

GRAND CENTRAL PARKWAY

TRIBORO BRIDGE



Q19: ASTORIA BLVD / 44TH ST

M60-SBS:  
ASTORIA BLVD /  
SOUTH STEINWAY STREET



FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



**BRENDAN BURKE**

Associate Broker  
bburke@pinnacleereny.com  
718-371-6403



**TYLER FIELDS**

Salesperson  
tfields@pinnacleereny.com  
718-371-6375



**PAUL BRALOWER**

Associate Broker  
pbralower@pinnacleereny.com  
718-371-6402

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