



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



21-24 44TH AVENUE

LONG ISLAND CITY, NY 11101

**27,000 Sq. Ft.
For Lease—Fully
Air Conditioned
2-Story Flex/Industrial
Building - Divisible**

Premier Long Island City Location at
Subway, Queensboro Bridge & Queens
Midtown Tunnel

Type

**Warehouse / Industrial / Office
Flex / Loft**



SQUARE FOOT

27,000_{RSF}



ZONING

M1-4



CLEAR HEIGHT

14'



PARCEL ID

439

BLOCK



LOADING

2_{DRIVE-INS}



27

LOT

PRICE

Upon Request

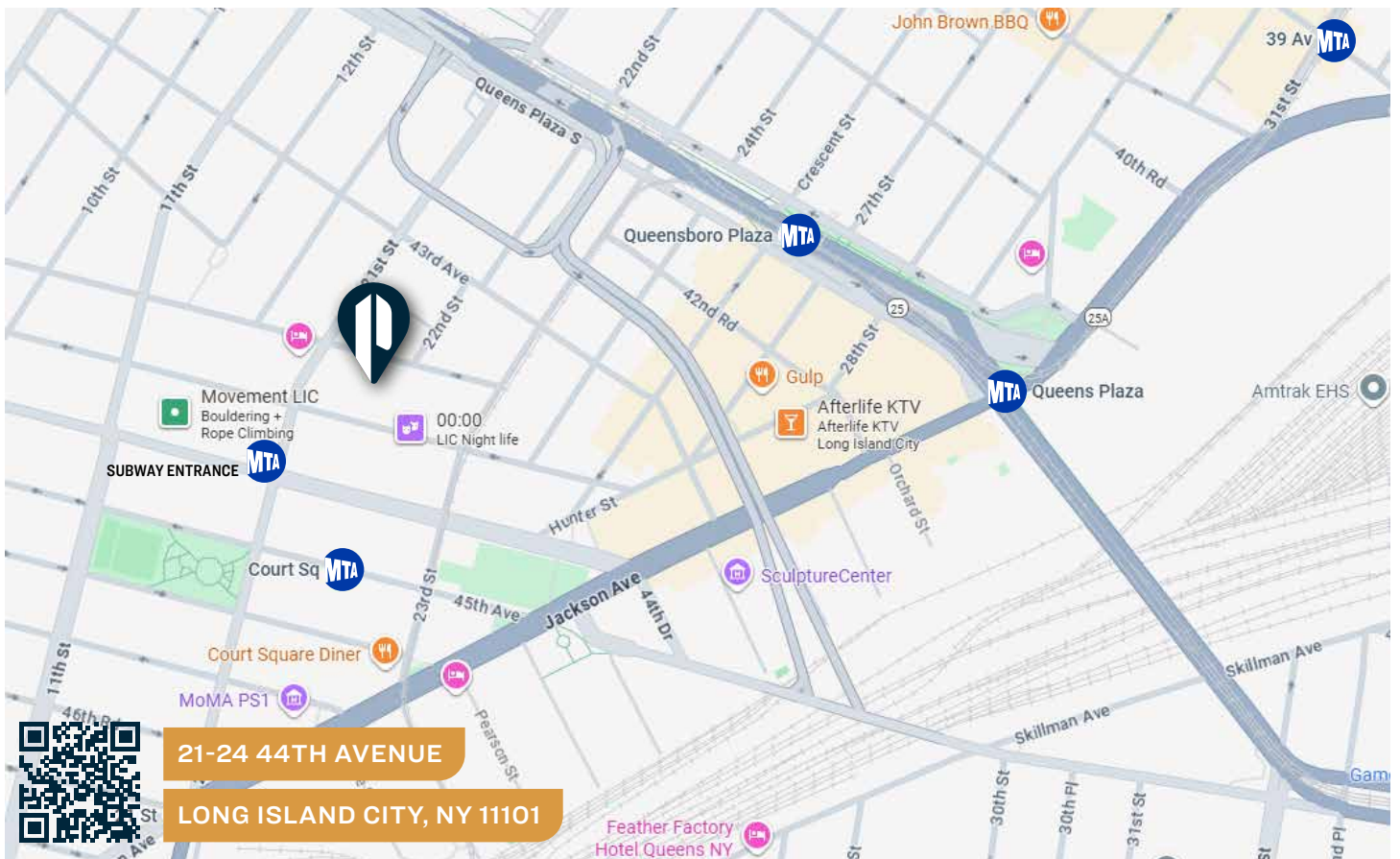
718-784-8282 / PINNACLERENY.COM

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

- Ground Floor 14,000 Sq. Ft.
- Second Floor 13,000 Sq. Ft.
- Fireproof Construction
- 14' Ceiling Height Ground Floor / 12' Ceiling Height 2nd Floor
- Fully Airconditioned with Humidity Control
- 1,200 Amp Electrical Service
- Oversized Freight Elevator with 10,000 LB Capacity
- Abundance of Natural Light
- Large Street Level Drive-In Loading Bay
- Drive-In Loading to Freight Elevator From Street



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TRANSPORTATION

- E M** COURT SQUARE- 23RD STREET
- 7 N W** QUEENSBORO PLAZA



- NORTHERN BLVD
- QUEENS BLVD
- QUEENSBORO BRIDGE
- LONG ISLAND EXPY

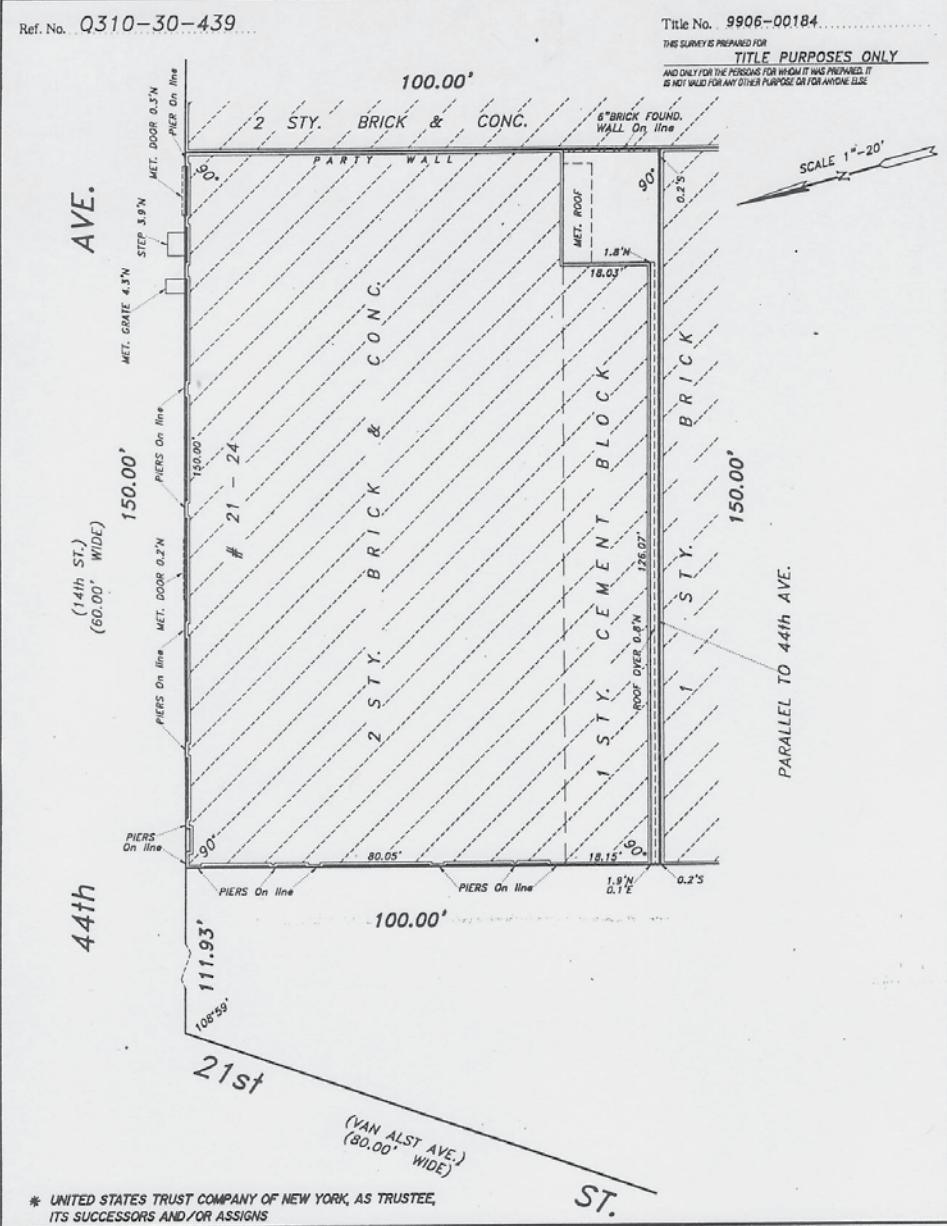


Q103: 21ST ST/ 44TH DR



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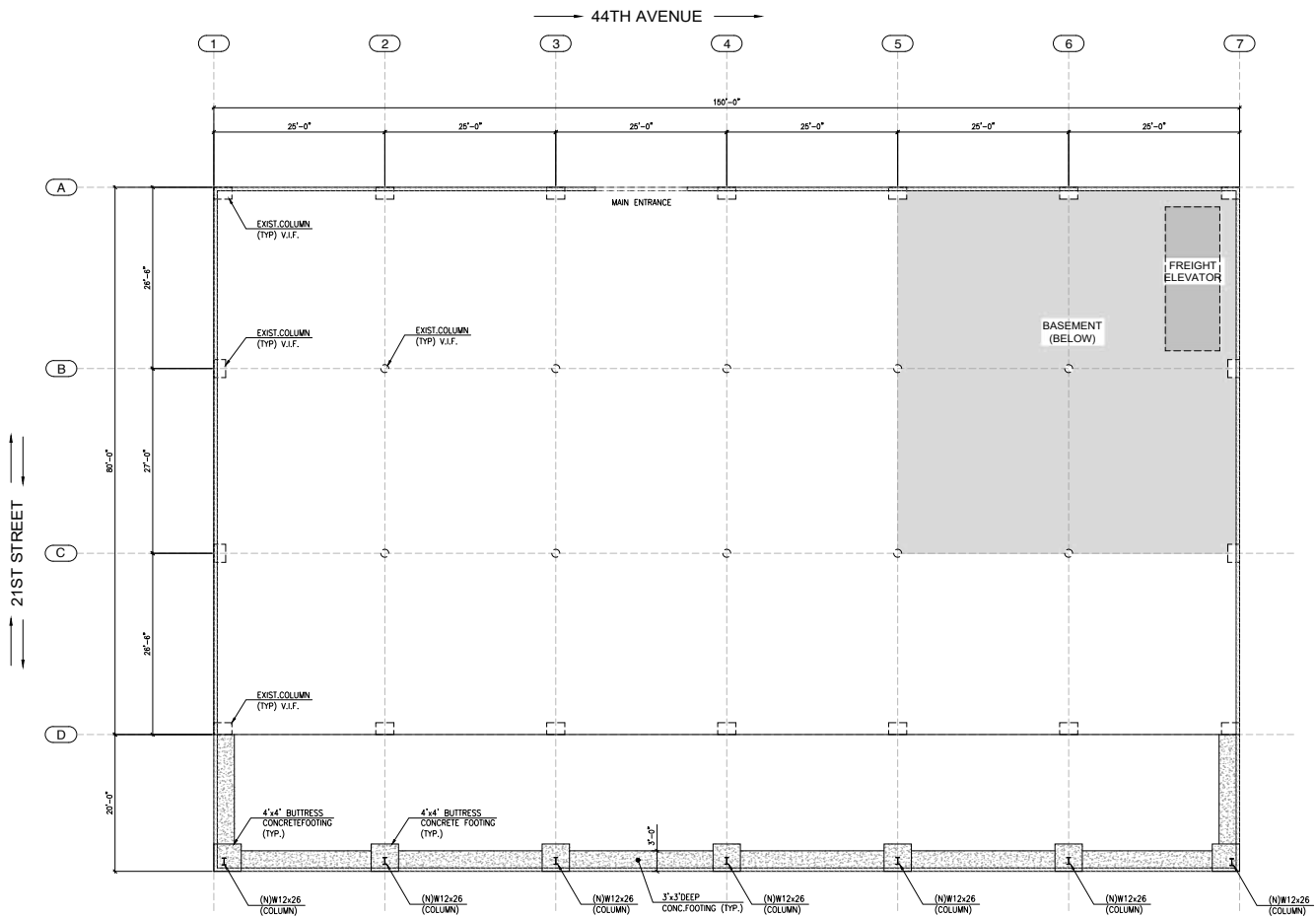
* UNITED STATES TRUST COMPANY OF NEW YORK, AS TRUSTEE, ITS SUCCESSORS AND/OR ASSIGNS

<p>NOTES:</p> <p>UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.</p> <p>COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE COPY.</p> <p>GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.</p>	<p>Surveyed For CHICAGO TITLE INSURANCE COMPANY</p> <p>Surveyed APRIL 24, 1999</p> <p>Surveyed APRIL 20, 1999 - GUAR. CHANGED</p> <p>Surveyed By <i>Albert A. Bianco</i></p>	<p>Tax Sec. Tax Bl. 439</p> <p>Lots 27</p> <p>Filed Map OF HUNTER VAN ALST AND DE BEVOISE FARMS</p> <p>Block 78 Lots 38-43</p> <p>LONG ISLAND CITY QUEENS Co.</p>
	<p>Guaranteed To CHICAGO TITLE INSURANCE COMPANY, NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, BARK REALTY COMPANY, L.L.C. ROCHESTER FUND MUNICIPAL S. *</p> <p>ALBERT A. BIANCO Professional Land Surveyor - City Surveyor BROOKLYN-QUEENS-BRONX-MANHATTAN-STATEN ISLAND-NASSAU-SUFFOLK INWOOD, NASSAU, N.Y. 718-327-6532 516-239-9253 FAX 516-239-8214</p>	



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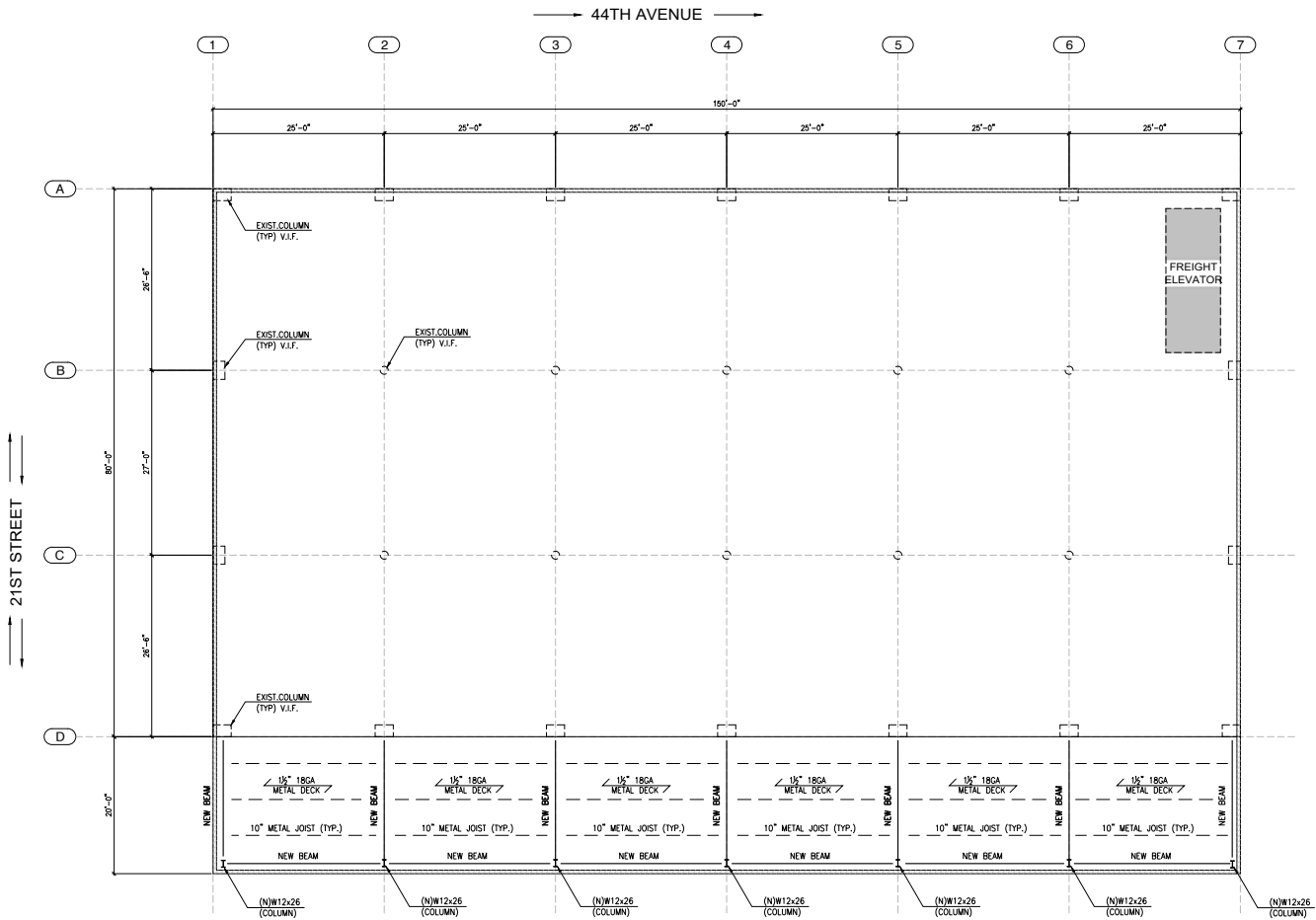
FLOOR PLAN | GROUND FLOOR



1 GROUND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

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FLOOR PLAN | SECOND FLOOR



3 SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

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