



**45-48 37TH STREET**

**LONG ISLAND CITY, NY 11101**

# Prime LIC Warehouse Minutes to Manhattan

5,000 Sq. Ft. at Bridge/Tunnel  
and Subway.

Type  
**Warehouse / Industrial**



SQUARE FOOT

**5,000<sub>RSF</sub>**



ZONING

**M1-4**



CLEAR HEIGHT

**13'**



PARCEL ID

**225**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**46**

LOT

**PRICE**

**Upon Request**

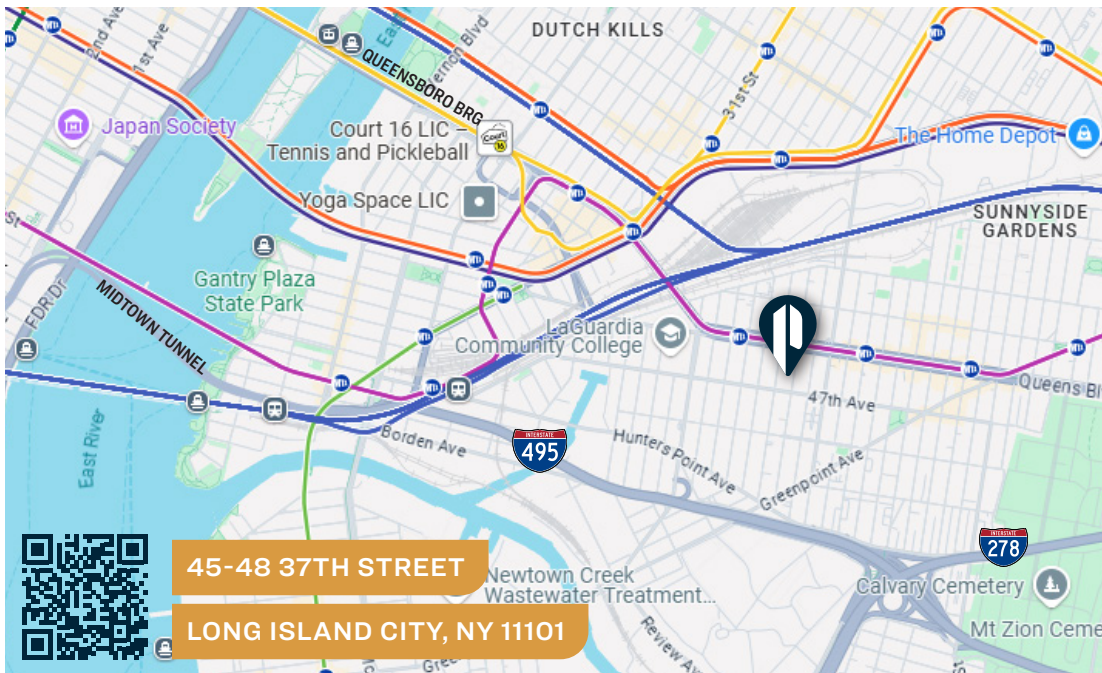
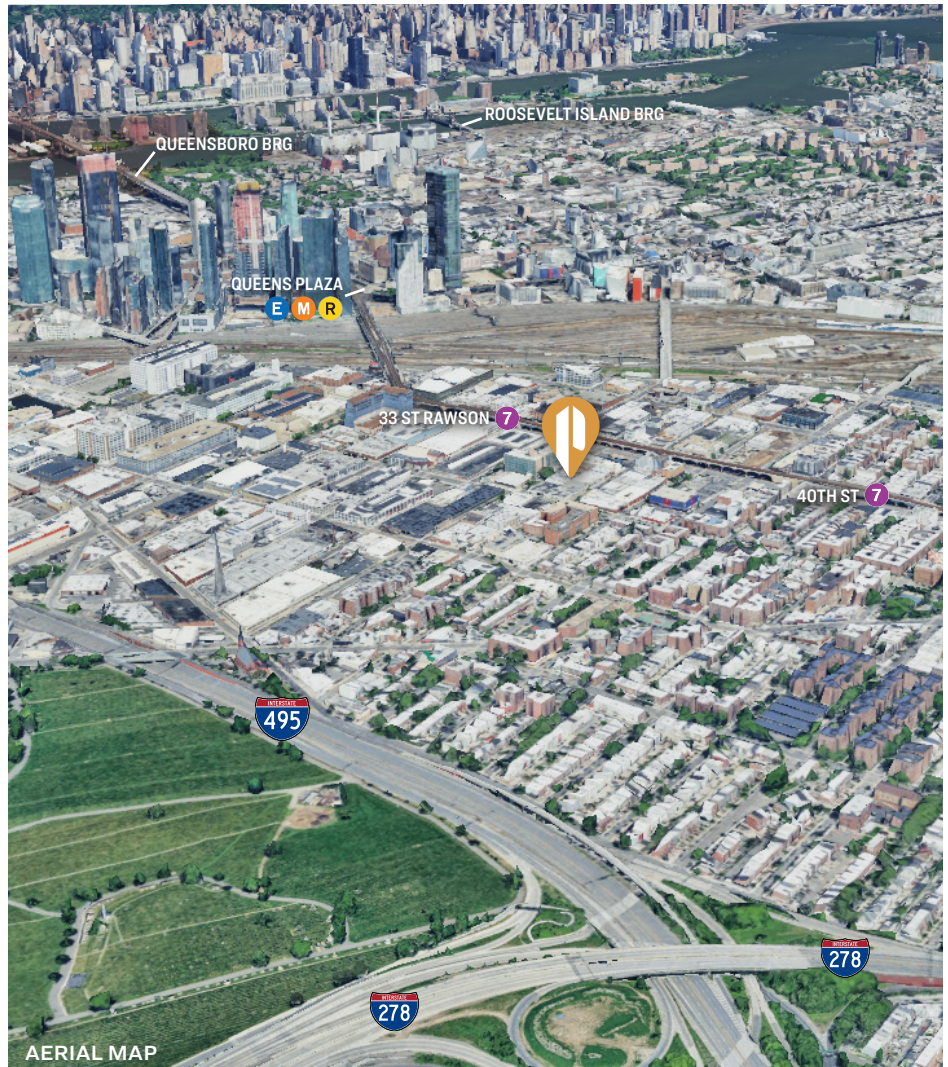
**718-784-8282 / PINNACLERENY.COM**

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

- 5,000 Sq. Ft. Warehouse
- 13' Ceilings
- Drive-In Door
- Small Office
- 2 Bathrooms
- 200 Amps
- Gas Heat
- Sprinklered
- Half a Block from 7 Train
- Minutes to Manhattan
- Space Available!
- Can be Leased in Conjunction with Adjacent Properties for a Total of 10,000-20,000 Sq. Ft.



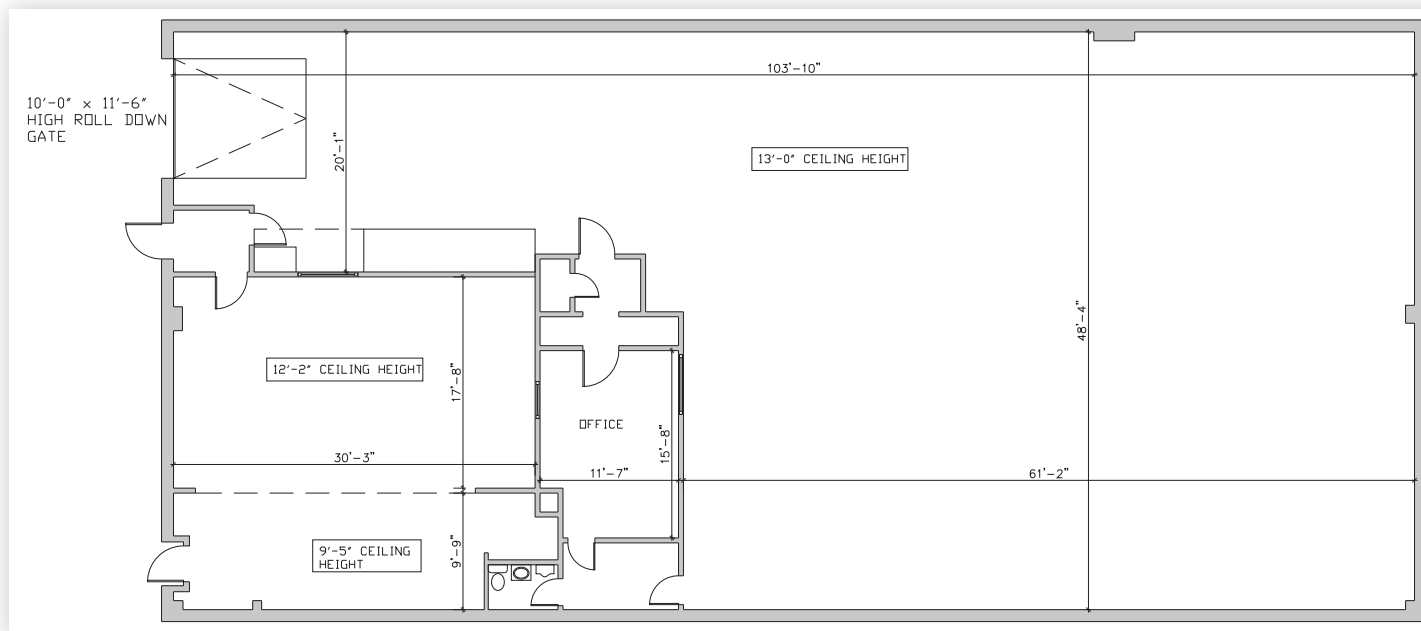
## TRANSPORTATION

- 7 33RD ST/ RAWSON ST
- E M QUEENS PLAZA
- R

- MIDTOWN TUNNEL
- LONG ISLAND EXPRESSWAY
- BQE

- MTA Bus LIRR: LIC
- Q32, Q60: QUEENS BLVD/ 35 ST

## FLOOR PLAN



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

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