



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

**WERWAISS**  
PROPERTIES

EXCLUSIVE LISTING

**FOR LEASE**



**45-27 37TH STREET**

**LONG ISLAND CITY, NY 11101**

# Pristine LIC Warehouse

7,500 Sq. Ft. — Minutes to Manhattan

Type  
**Warehouse / Industrial**



SQUARE FOOT

**7,500** RSF



ZONING

**M1-4**



CLEAR HEIGHT

**15'**



PARCEL ID

**224**

BLOCK



LOADING

**2** DRIVE-INS



**16**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

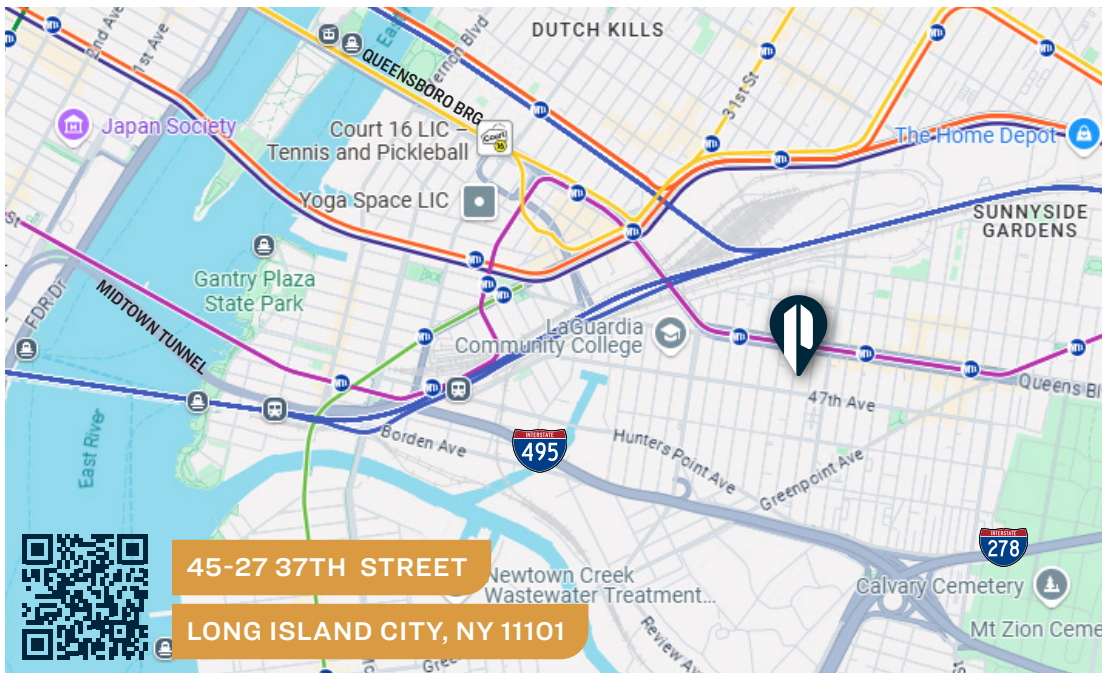
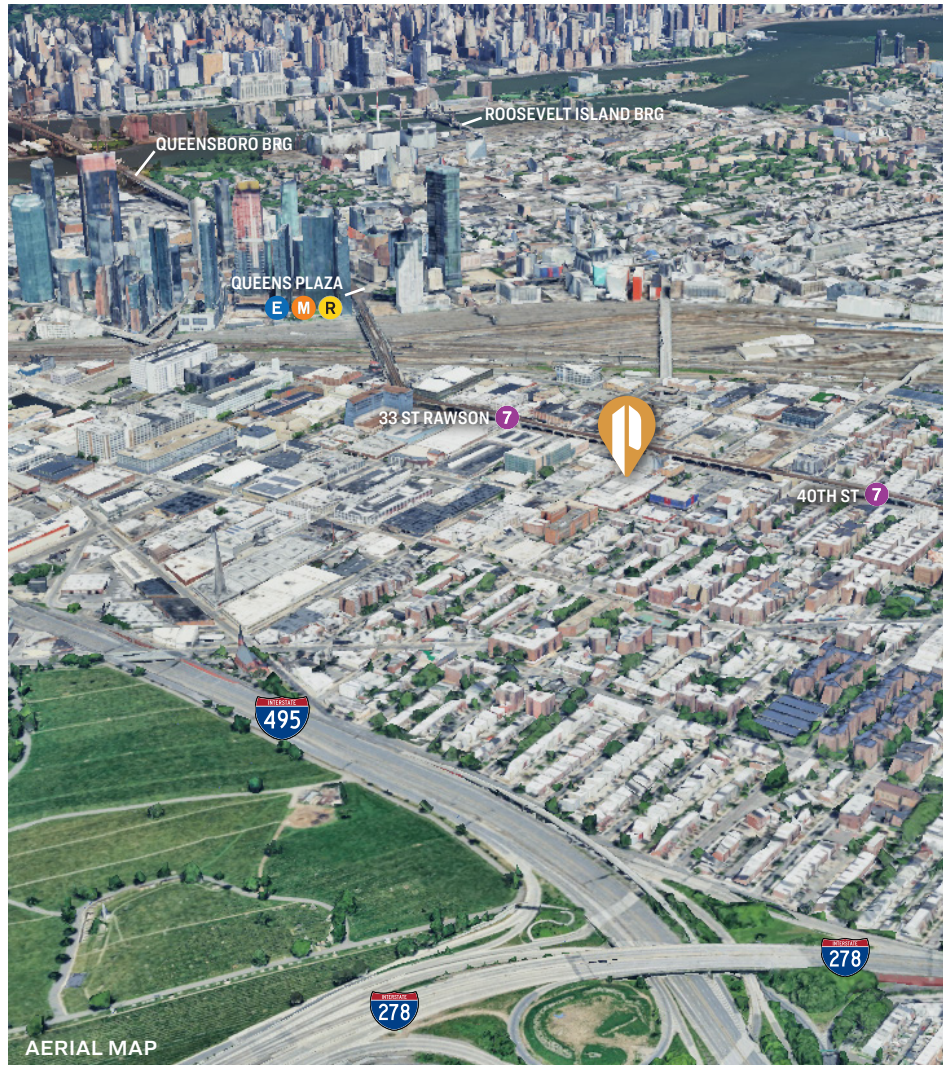
All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



# Property Overview

## Features

- 7,500 Sq. Ft. Warehouse
- 2 Drive-Ins Doors
- 15' Ceilings
- Half a Block to 7 Train
- Easy Access to LIE, BQE, Midtown Tunnel and Queensboro Bridge
- ± 500 Sq. Ft. Finished Offices
- Gas Heat
- 3 Phase Power
- 2 Bathrooms
- Sprinkler with Alarm



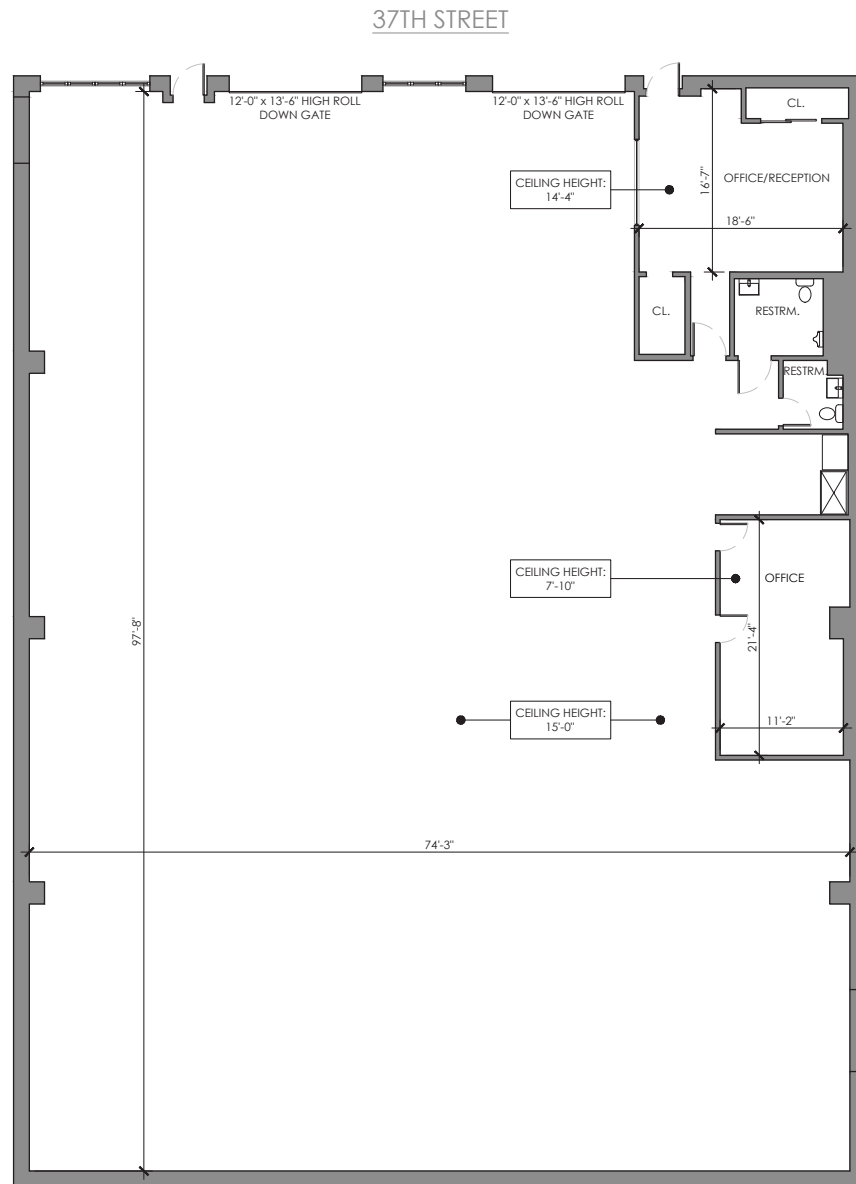
## TRANSPORTATION

- 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



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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