



36-11 47TH AVENUE

LONG ISLAND CITY, NY 11101

Prime LIC Warehouse at Bridge/Tunnel and Subway!

10,000 Sq. Ft. Building for Lease.
Access for Large Trucks from
Dock and Drive-In.

Type
Warehouse / Industrial



SQUARE FOOT
10,000_{RSF}



ZONING
M1-4



CLEAR HEIGHT
16'



PARCEL ID
225
BLOCK



LOADING
1 INTERIOR DOCK
1 DRIVE-IN DOOR



1
LOT

PRICE

Upon Request

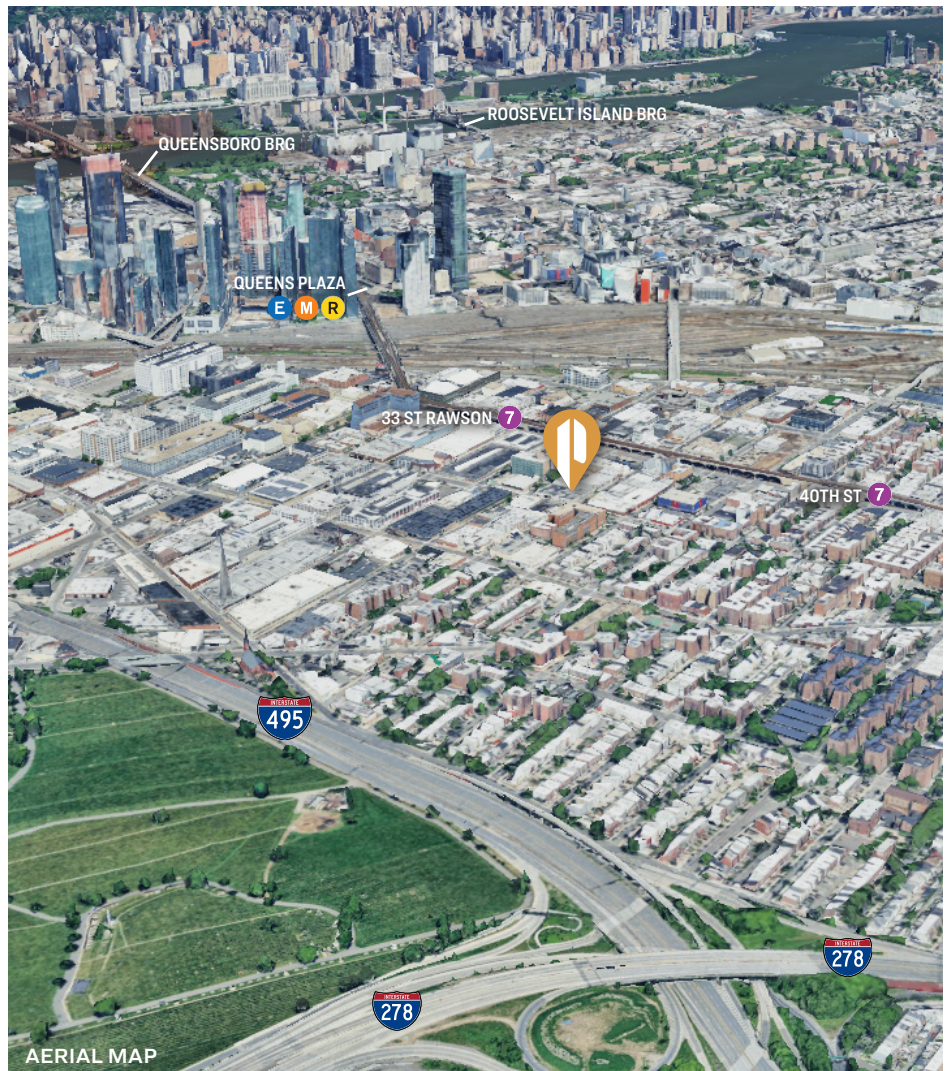
718-784-8282 / PINNACLERENY.COM

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

- 10,000 Sq. Ft. Warehouse
- 16' Ceiling Height
- Loading Dock with Trailer Access
- 1 Drive-In Door
- Corner Property with Access from Two Streets
- Wide Street
- Finished A/C Offices
- Gas Heat
- Can be Leased in Conjunction with Adjacent Properties for a Total of 15,000-20,000 Sq. Ft.



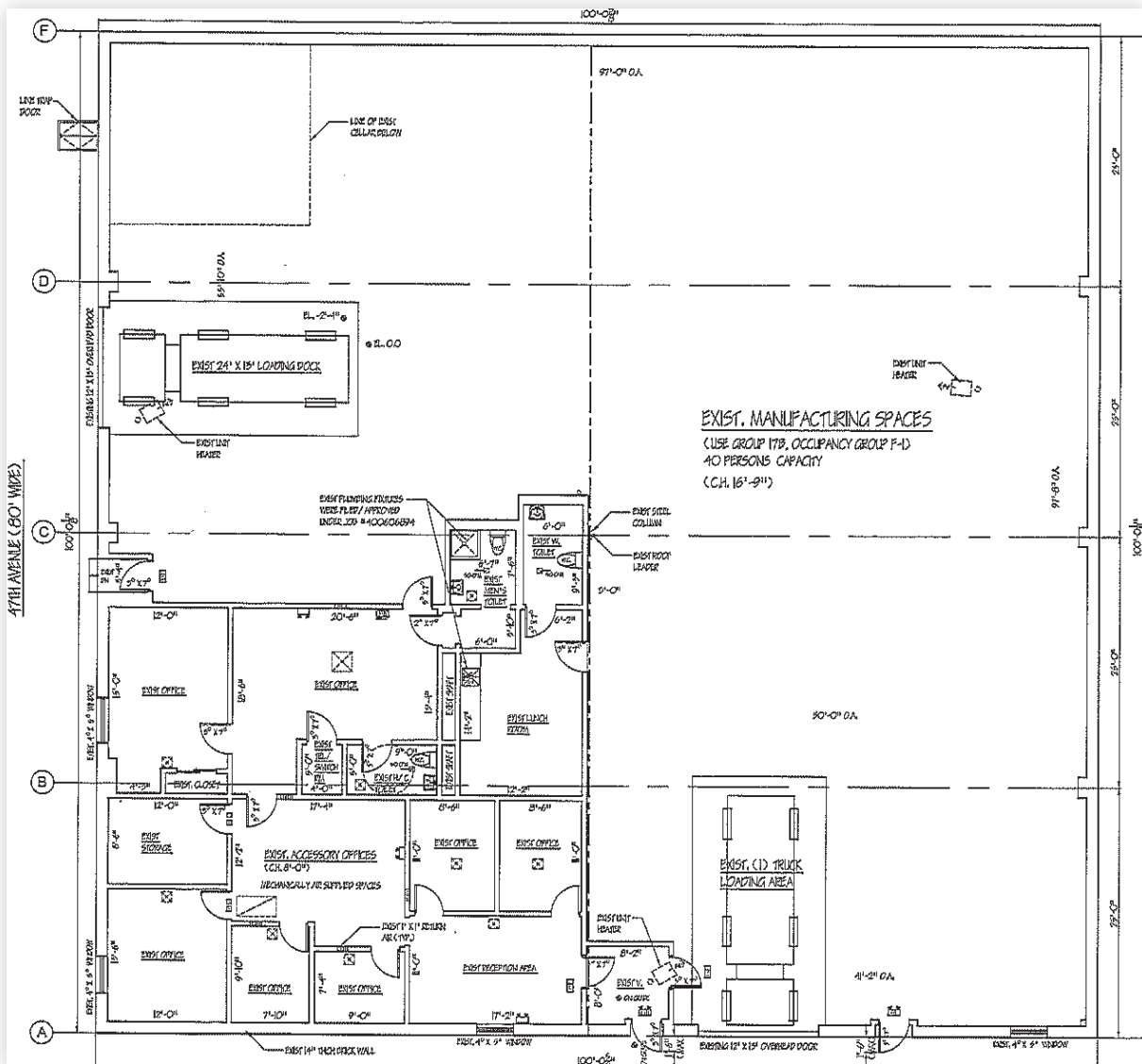
TRANSPORTATION

- 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

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

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



BRENDAN BURKE
Associate Broker
bburke@pinnaclereny.com
718-371-6403



JAMES EGE
Salesperson
jege@pinnacleremy.com
718-371-6423



PAUL BRALOWER
Associate Broker
pbralower@pinnaclereny.com
718-371-6402