



PINNACLE  
REALTY  
OF NEW YORK, LLC

WERWAISS  
PROPERTIES

EXCLUSIVE LISTING

FOR LEASE



24-51 46TH STREET

ASTORIA, NY 11103

# Turnkey Commercial Commissary Space

Built Out Food Prep Space/Warehouse  
Located @ BQE

PRICE

BUILDING LEASE

**\$15,000/month**

Type

Warehouse / Industrial

SQUARE FOOT  
 5,700 RSF

ZONING  
 M1-1

CLEAR HEIGHT  
 15'

PARCEL ID  
 732  
BLOCK

LOADING  
 1 DRIVE-IN

LOT  
 22

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

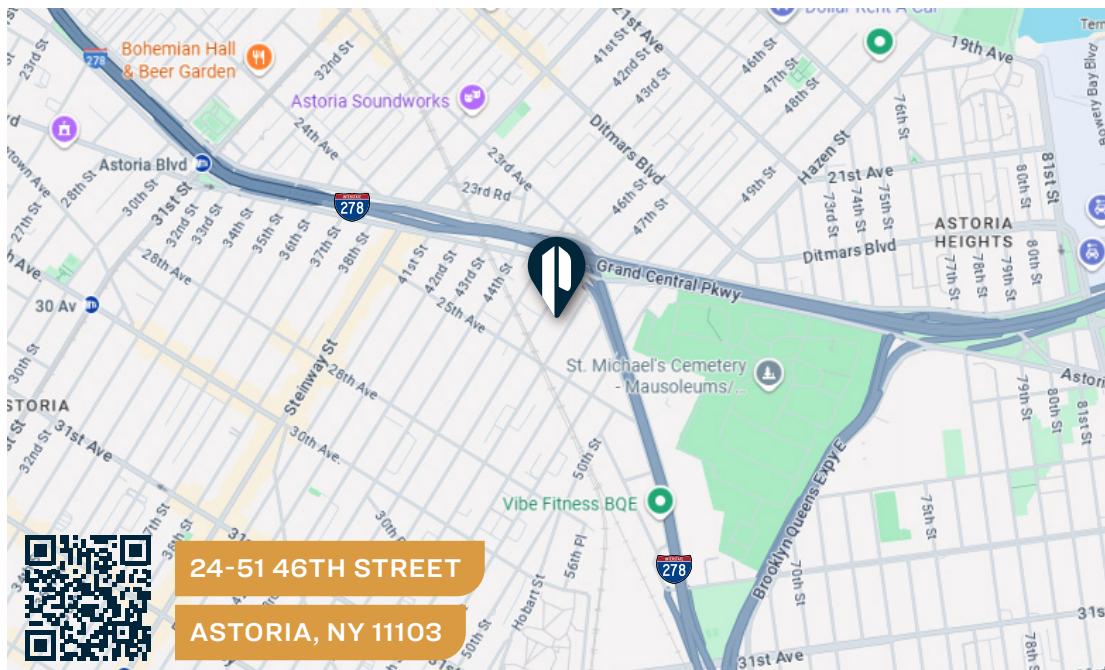
## Features

- **Ground Floor:** 3,000 Sq. Ft. Kitchen/Warehouse
- **2nd Floor:** 2,700 Sq. Ft. Flex Space with High Ceilings and Fork Lift Acess
- 1 Drive-In Door
- 4 Restrooms
- Gas Heat
- 600 Amps
- 15' Ceilings
- Column-Free
- Oil Separator
- Floor Drains

## Equipment Included with Space:

- Walk in Cooler Boxes
- FDNY Approved ANSUL System
- Range Hood
- Sinks
- Dishwasher
- Stainless Steel Counters
- Shelving

## \*\*Additional Equipment Available for Purchase\*\*



## TRANSPORTATION



GRAND CENTRAL PKWY

BQE

RFK BRG



Q19: ASTORIA BLVD/44TH ST

M60+: ASTORIA BLVD/STEINWAY ST

Q101: 25TH AV/STEINWAY ST

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## PICTURES



**SOME EQUIPMENT SHOWN IS AVAILABLE FOR PURCHASE**



**PINNACLE  
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