



24-51 46TH STREET

ASTORIA, NY 11103

# Turnkey Commercial Commissary Space

Built Out Food Prep Space/Warehouse  
Located @ BQE

Type  
**Warehouse / Industrial**



SQUARE FOOT

**5,700** RSF



ZONING

**M1-1**



CLEAR HEIGHT

**15'**



PARCEL ID

**732**

BLOCK



LOADING

**1** DRIVE-IN



**22**

LOT

PRICE

BUILDING LEASE

**\$15,000/month**

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

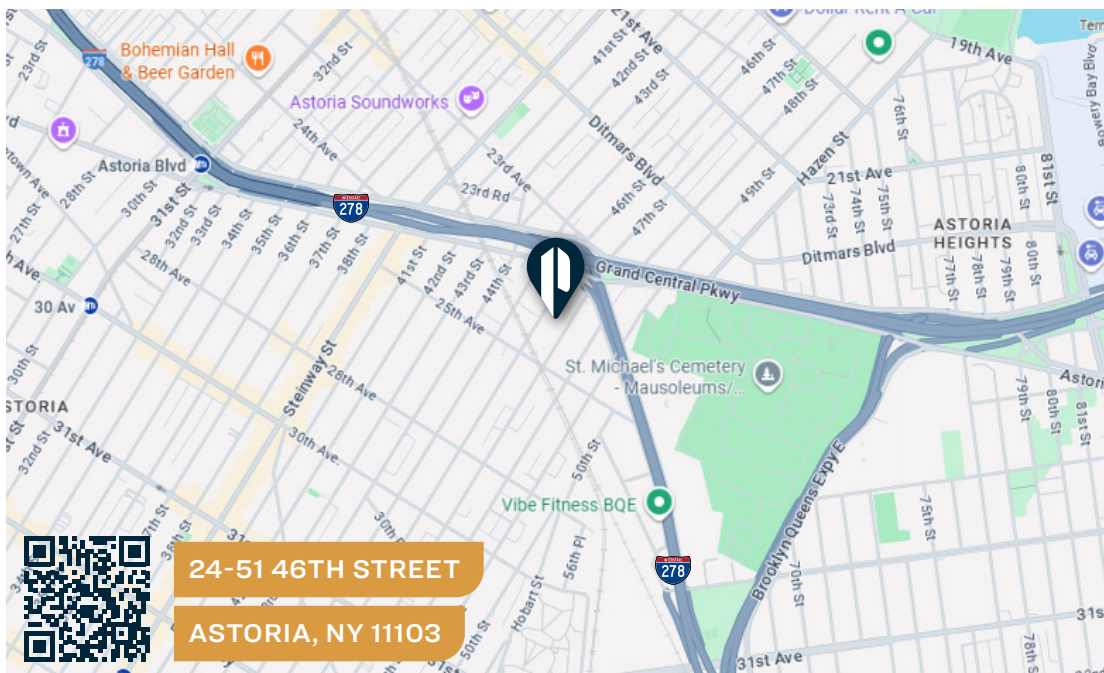
## Features

- **Ground Floor:** 3,000 Sq. Ft. Kitchen/Warehouse
- **2nd Floor:** 2,700 Sq. Ft. Flex Space with High Ceilings and Fork Lift Access
- 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



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.



## PICTURES



**SOME EQUIPMENT SHOWN IS AVAILABLE FOR PURCHASE**



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:



**PAUL BRALOWER**  
Associate Broker  
[pbralower@pinnaclereny.com](mailto:pbralower@pinnaclereny.com)  
718-371-6402



**JAMES EGE**  
Salesperson  
[jege@pinnaclereny.com](mailto:jege@pinnaclereny.com)  
718-371-6423



**BRENDAN BURKE**  
Associate Broker  
[bburke@pinnaclereny.com](mailto:bburke@pinnaclereny.com)  
718-371-6403