



EXCLUSIVE LISTING










**PINNACLE REALTY**  
OF NEW YORK, LLC

**18-39 41st Street**  
**Astoria, NY 11105**

**Rental Price: \$25.00 RSF**

**13,000 SF New Construction – Ground Floor Two**  
**State-of-the-Art Flex Building**  
**Prime Astoria Location | Ideal Corporate Headquarters**

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 13,000	 Industrial   Flex R+D E-Commerce Creative Office	 1 Drive-In Doors	 15'	 M1-1	<div> Block 802</div> <div> Lot 27</div>



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

[pinnaclereny.com](http://pinnaclereny.com)



## UNIQUE CORPORATE IMAGE | HIGH QUALITY CONSTRUCTION + FINISHES

### FEATURES

- ✓ 13,000 Sq. Ft. Ground Floor 2
  - 15' Ceiling Height
- ✓ 1 Drive-In Door
- ✓ Can be combined with ground floor 1 and 3rd floor or divisions thereof
- ✓ Fully Sprinklered
- ✓ Rooftop Available
- ✓ Passenger / Freight Elevator: To all floors 6' x 8' - 5,000 lbs (10ft tall)
- ✓ Lobby Entrance
- ✓ Immediate Occupancy

### SUITABLE USES

- ✓ Logistics / Pick & Pack
- ✓ Creative / Film / TV Industry
- ✓ Sales and Service
- ✓ Art Storage / Gallery / Studios
- ✓ Life Sciences / Bio Tech / R+D
- ✓ Conventional Distribution / Warehouse





Ground Floor 2 Site Plan & Interior Photo



GROUND FLOOR 2  
SCALE: 3/16"=1'-0"

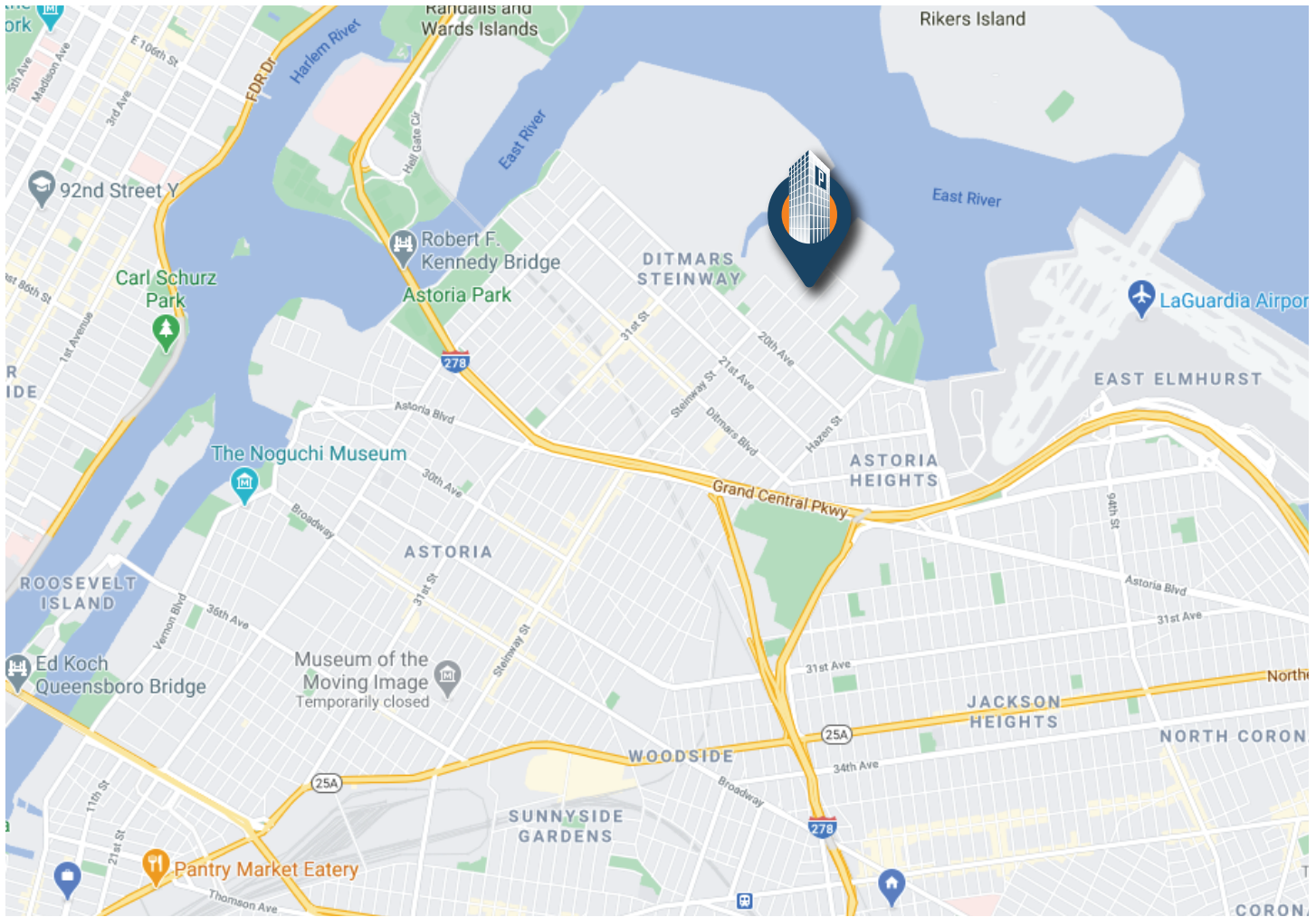




## Ground Floor 2 Interior Photos







## Estimated Travel Times & Transportation



- 1.3 Miles to Grand Central Parkway
- 2.1 Miles to Robert F. Kennedy Bridge
- 1.9 Miles to Brooklyn-Queens Expressway
- 3.8 Miles to Queensboro/59th Street Bridge
- 4.8 Miles to Long Island Expressway
- 4.8 Miles to Queens Midtown Tunnel



Q101: 20th Ave/Steinway St

**Property Map**  
18-39 41st Street  
Astoria, NY 11105



## For More Information About This Property Contact Exclusive Agents:

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