



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

37-11 Vernon Boulevard
Long Island City, NY 11101

For Sale

138,000 Sq. Ft. Commercial/Industrial Development Close to Cornell Tech Campus

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 138,000	 Development Industrial	 2 Drive-In Doors	 20'	 M1-3	 Block 358  Lot 12



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

718-784-8282

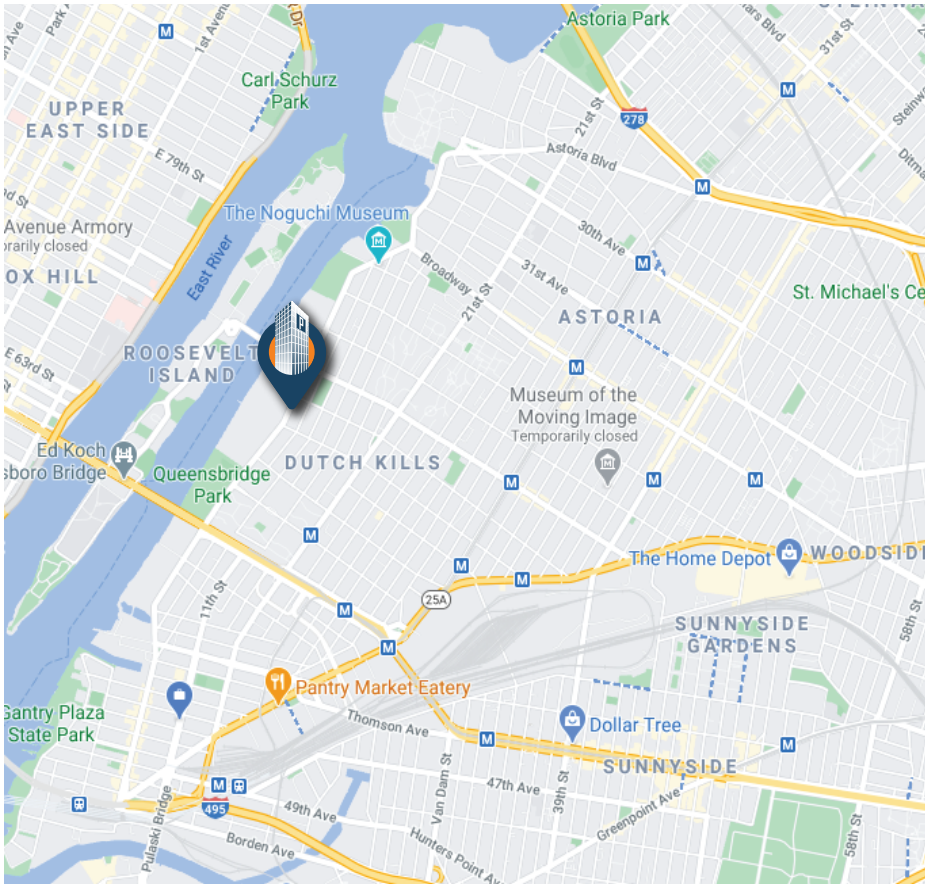
pinnacle-ny.com

FEATURES

- ✓ Lot Size: 20,050 Sq. Ft.
- ✓ Buildable to 138,050 Sq. Ft.
- ✓ Existing Building: 17,000 Sq. Ft.
- ✓ Existing Parking: 8,000 Sq. Ft.
- ✓ 20' Ceiling Height
- ✓ Heavy Power
- ✓ Gas Heat
- ✓ Multiple Drive-In Doors

NEIGHBORING TENANTS

- ✓ Metro Auto Supply
- ✓ Koenig Iron Works
- ✓ Paris Limo Service
- ✓ PS 76
- ✓ Mutual Hardware
- ✓ Armteck Construction
- ✓ La Quinta Inn
- ✓ FDNY Engine 260



Property Map
 37-11 Vernon Boulevard
 Long Island City, NY 11101



Estimated Travel Times & Transportation



- 2 Minutes to Northern Blvd.
- 2 Minutes to Queensboro Bridge
- 4 Minutes to Roosevelt Island
- 10 Minutes to Cornell Tech Campus



21st St - Queensbridge



Q102 Q103: Vernon Blvd. / 39th Ave

For More Information About This Property Contact Exclusive Agents:

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