



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

18-39 41st Street
Astoria, NY 11105

Rental Price: \$25.00 RSF

33,560 SF New Construction w/ 4,600 SF wrap-around Terrace
State-of-the-Art Flex Building
Prime Astoria Location | Ideal Corporate Headquarters

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 33,560 4,600 Terrace	 Industrial Flex R+D E-Commerce Creative Office	 2 Drive-In Doors	 10'-15'	 M1-1	 Block 802 <hr/>  Lot 27



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

718-784-8282

pinnaclereny.com

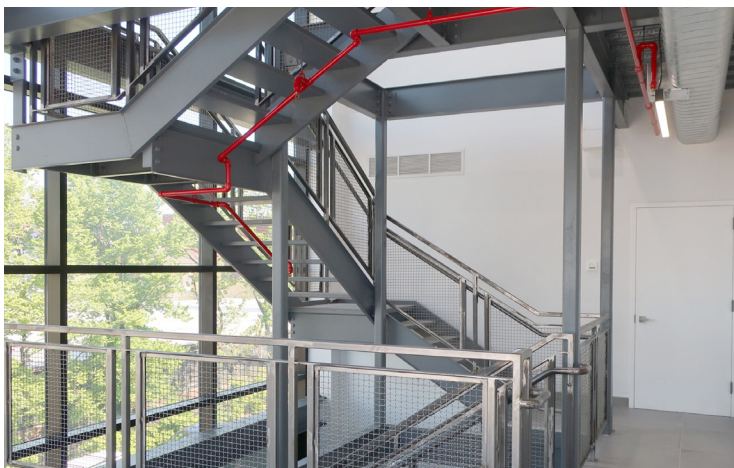
UNIQUE CORPORATE IMAGE | HIGH QUALITY CONSTRUCTION + FINISHES

FEATURES

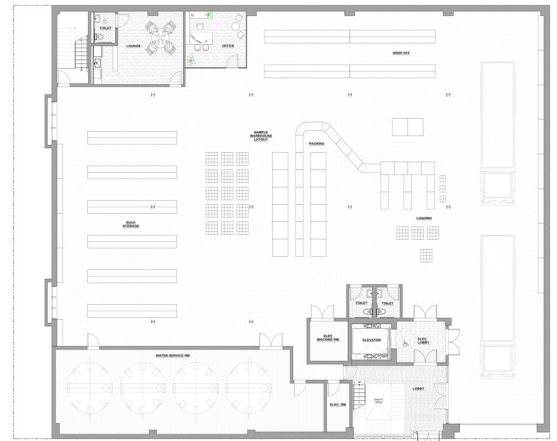
- ✓ 33,560 Sq. Ft. Divisible
- ✓ 12,000 Sq. Ft. Ground Floor 1
 - 12'6" Ceiling Height
- ✓ 13,000 Sq. Ft. Ground Floor 2
 - 15' Ceiling Height
- ✓ 8,560 Sq. Ft. Third Floor Office - HVAC w/ 4,600 Sq. Ft. wrap-around terrace
 - Divisions of floors and combinations considered.
 - 10' Ceiling Height
- ✓ 2 Drive-In Doors w/ direct access to ground floors 1 + 2
- ✓ 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 1 Site Plan & Interior Photos



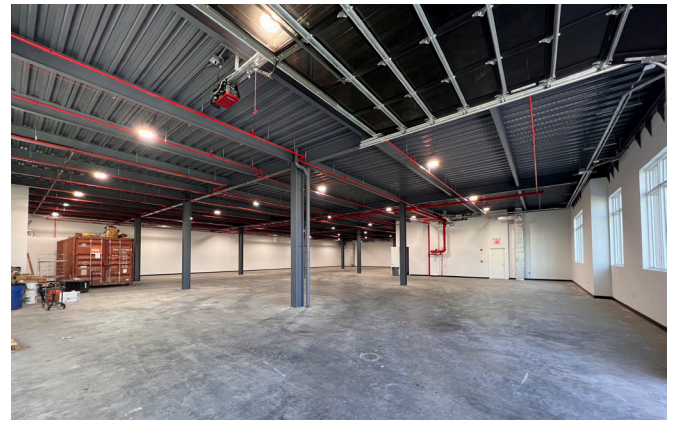
GROUND FLOOR 1
SCALE: 3/16"=1'-0"



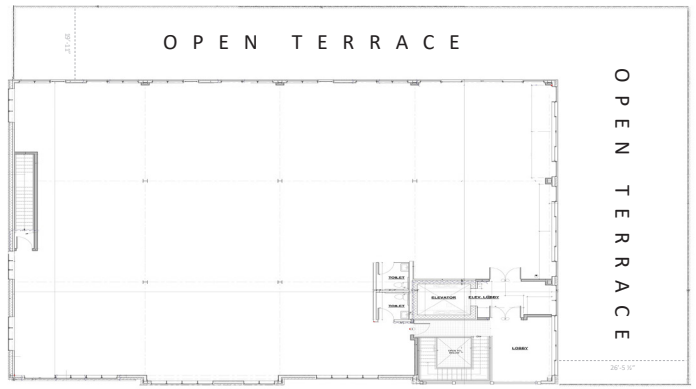
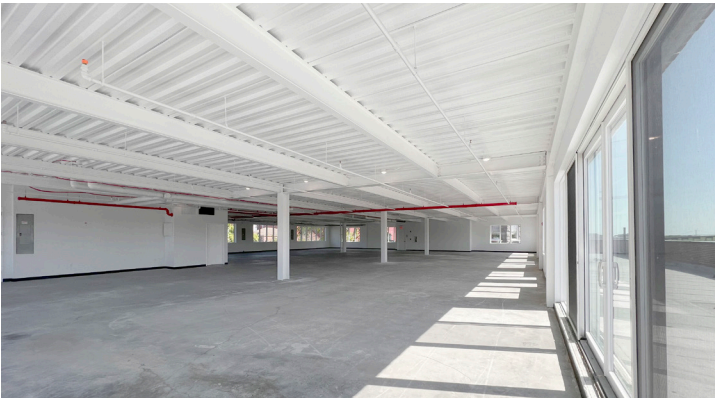
Ground Floor 2 Site Plan & Interior Photos



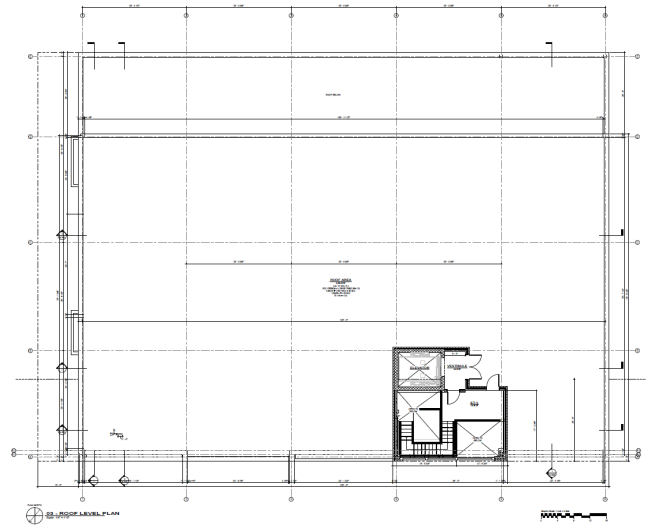
GROUND FLOOR 2
SCALE: 3/16"=1'-0"

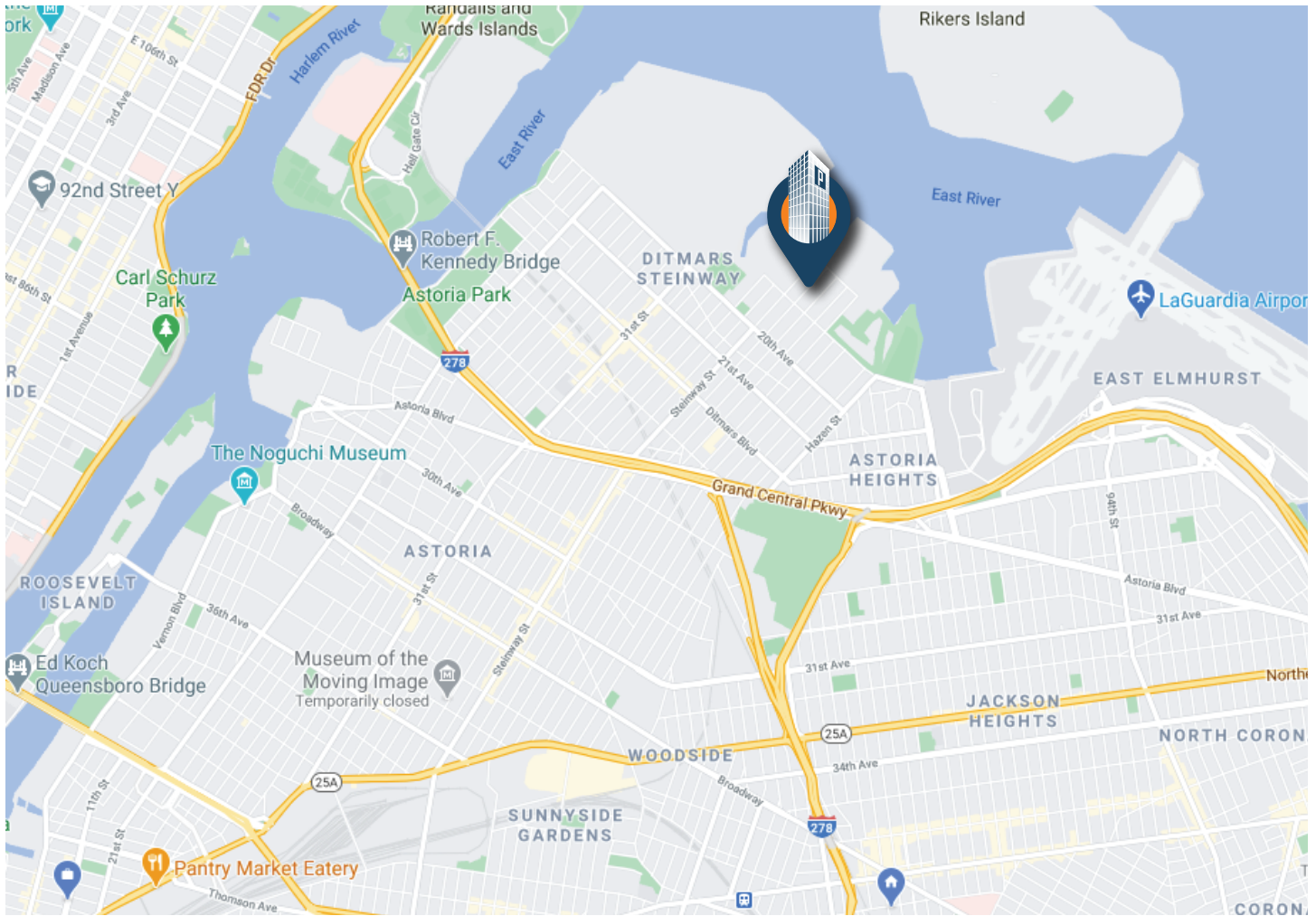


Floor 3 Site Plan & Interior Photo



Floor 3 Roof Level Site Plan





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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