



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

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

Rental Price: \$25.00 RSF

**12,000 SF New Construction – Ground Floor One
State-of-the-Art Flex Building
Prime Astoria Location | Ideal Corporate Headquarters**

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 12,000	 Industrial Flex R+D E-Commerce Creative Office	 1 Drive-In Doors	 12'6"	 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

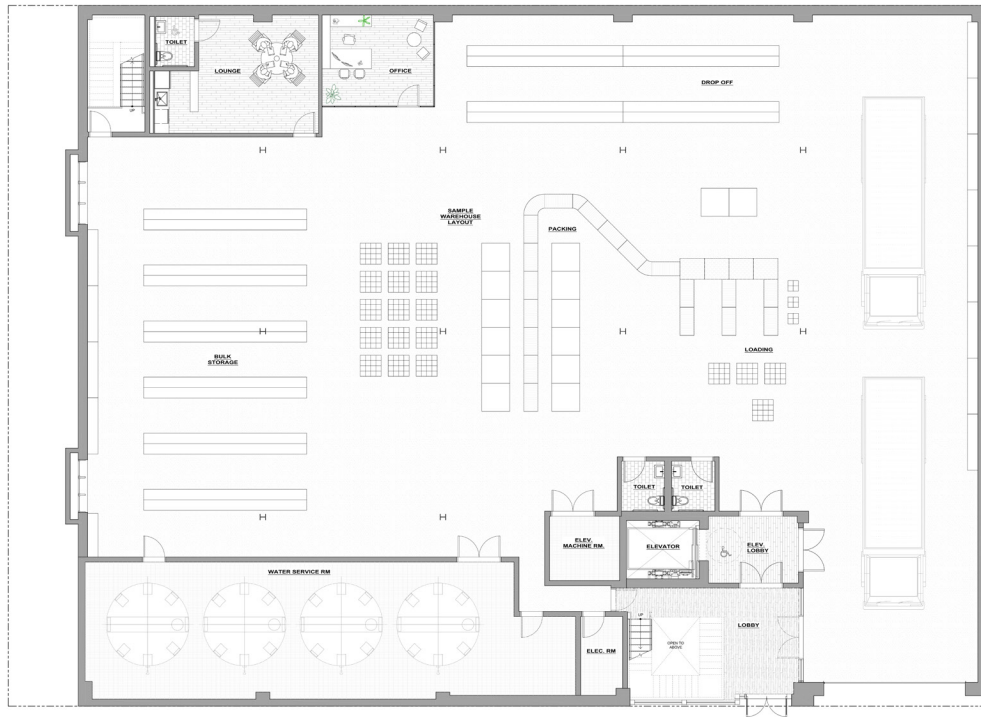
- ✓ 12,000 Sq. Ft. Ground Floor 1
 - 12'6" Ceiling Height
- ✓ 1 Drive-In Door
- ✓ Can be combined with ground floor 2 and 3rd floor or divisions thereof
- ✓ Fully Sprinklered
- ✓ Rooftop Available
- ✓ Passenger / Freight Elevator: To all floors 6' x 8' - 5,000 lbs (10ft tall)
- ✓ Lobby Entrance
- ✓ Immediate 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 1 Site Plan & Interior Photo

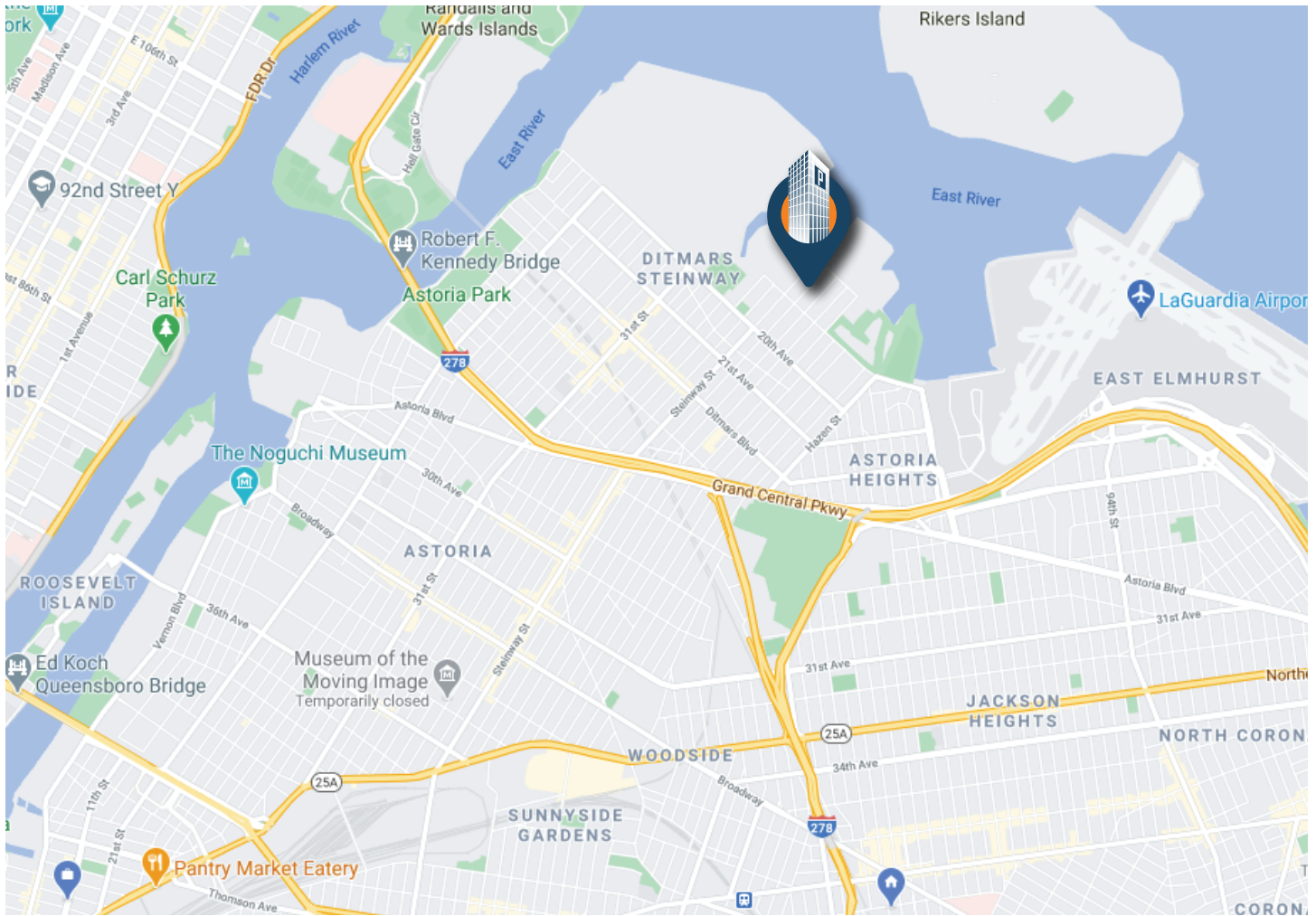


GROUND FLOOR 1
SCALE: 3/16"=1'-0"



Ground Floor 1 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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