



**EXCLUSIVE LISTING**










**PINNACLE REALTY**  
OF NEW YORK, LLC

**36-19 35th Street**  
**Long Island City, NY 11106**

**For Sublease**

**Clean Fully Air-Conditioned Warehouse**  
**15,000 Sq. Ft. in Long Island City, Seconds to Subway!**  
**Ideal For Warehouse, Studio or Creative Use**  
**Aggressively Priced!**

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 15,000	 Industrial Creative Use	 1 Drive-in Door 1 Loading Dock	 14'	 M1-1	 Block 635  Lot 26



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

718-784-8282

pinnacleereny.com

## INTERIOR | EXTERIOR WAREHOUSE PHOTOS



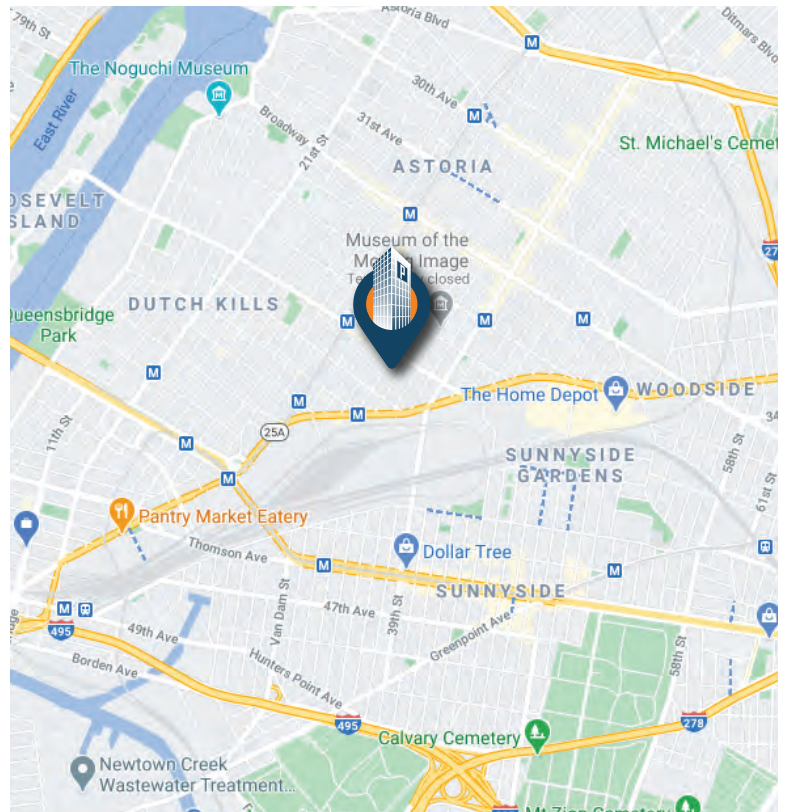


## FEATURES

- ✓ 15,000 Sq. Ft.
- ✓ Street-to-Street access
- ✓ Short walk to Retail Shops and Restaurants
- ✓ 14' x 14' Drive-In Door
- ✓ 50' Loading Dock
- ✓ Fully Air-Conditioned
- ✓ Gas Heat
- ✓ Column Free
- ✓ Kitchenette
- ✓ Offices
- ✓ Sublease until April 2025



**Property Map**  
36-19 35th Street  
Long Island City, NY 11106



## NEARBY

Kaufman Astoria Studios  
Studio Square  
Queensboro/59th St Bridge  
Midtown Tunnel  
Brooklyn-Queens Expressway

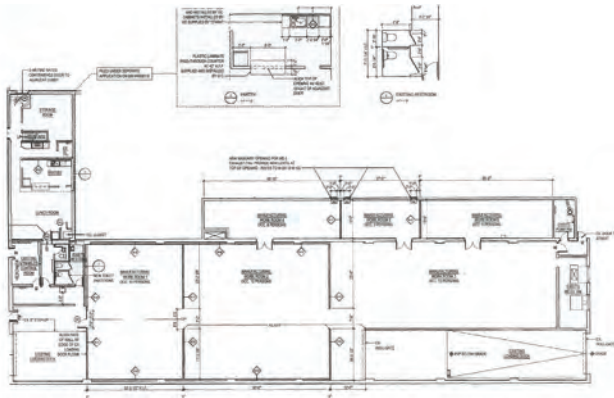
## TRANSPORTATION



36th St



36th Ave



**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



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

718-784-8282

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