



**EXCLUSIVE LISTING**



**PINNACLE REALTY**  
OF NEW YORK, LLC

**45-36 21st Street**  
**Long Island City, NY 11101**

**For Lease**

**Prime Long Island City Location**

**12,000 Sq. Ft. 2-Story Building Plus 3,000 Sq. Ft. Off-Street Parking and Loading**

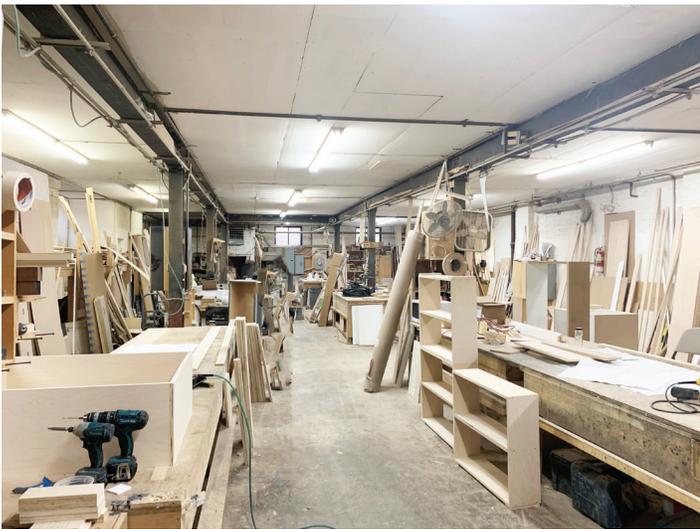
Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
					Block 54
12,000 Building 3,000 Land	Warehouse Land   Office	1 Loading Dock	13'	R6A, C15	Lots 4, 5



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

718-784-8282

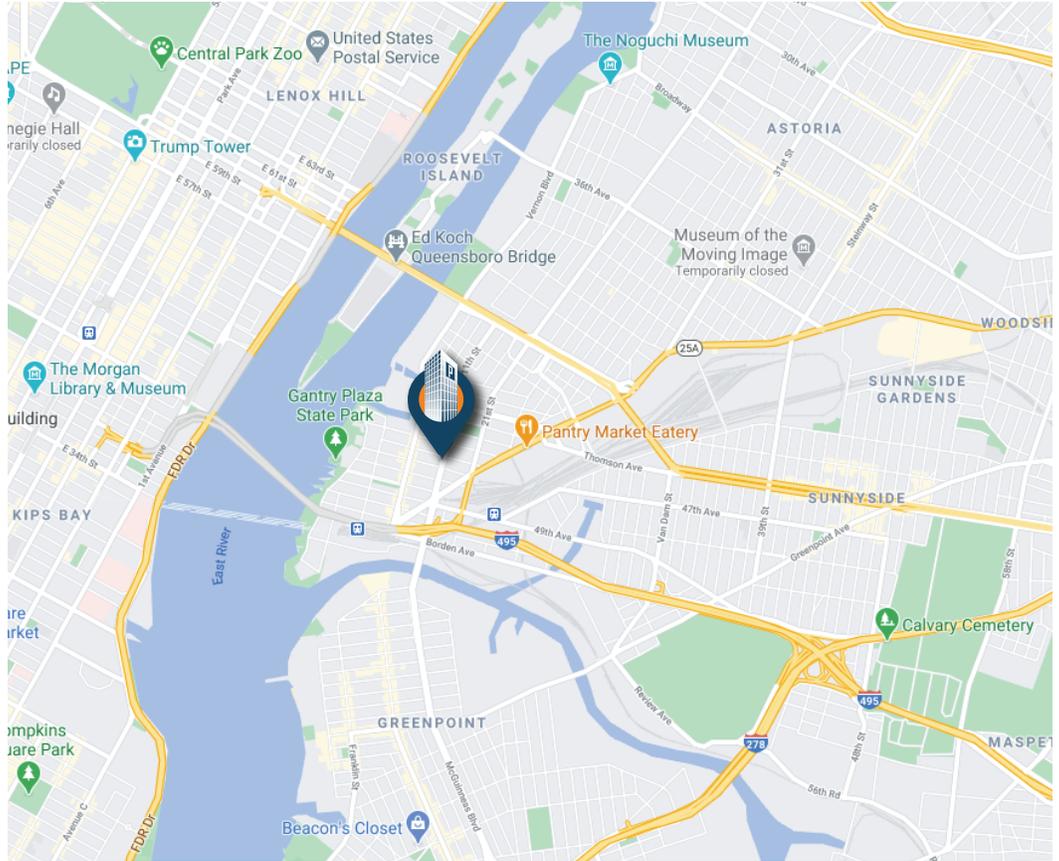
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# IDEAL FLEX SPACE SUITABLE FOR OFFICE | WAREHOUSE | WHOLESALE SUPPLY | SALES & SERVICE

## FEATURES

- ✓ 12,000 Sq. Ft. 2-Story Building
- ✓ 3,000 Sq. Ft. Land
- ✓ 4,000 Sq. Ft. Office
- ✓ 1 Exterior Loading Dock
- ✓ Gas Heat



**Property Map**  
45-36 21st Street  
Long Island City, NY 11101

## ESTIMATED TRAVEL TIMES & TRANSPORTATION



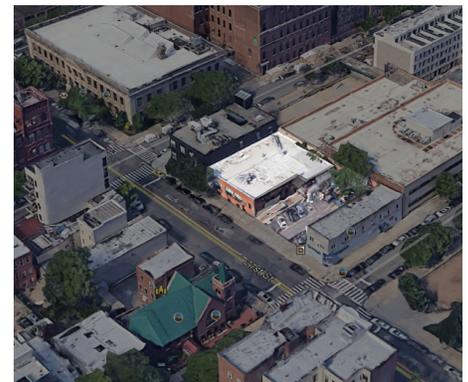
- 4 Minute to Long Island Expressway
- 5 Minutes to Queensboro Bridge
- 9 Minutes Queens Midtown Tunnel
- 15 Minutes to Robert F. Kennedy Bridge



Court Square Station



Q67: 21st St/45th Rd



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

**George Margaronis**  
**Partner**

[gmargaronis@pinnacleereny.com](mailto:gmargaronis@pinnacleereny.com)  
718-784-8404

**James Tack**  
**Partner**

[jtack@pinnacleereny.com](mailto:jtack@pinnacleereny.com)  
718-784-8541

**Johnny Zou**  
**Salesperson**

[jzou@pinnacleereny.com](mailto:jzou@pinnacleereny.com)  
718-371-6399



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