



EXCLUSIVE LISTING








**PINNACLE REALTY**  
OF NEW YORK, LLC

29-10 20th Avenue  
Astoria, NY 11105

For Sale  
For Lease

## For Sale or Lease Astoria Warehouse with Built-Out Offices & 4,500 SF Parking

Close Proximity to NYC and LaGuardia Airport

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
					 Block 848
14,500	Warehouse	1 Drive-In	14'	R5 / C2-3	32
	Office   Land	1 Ext. Dock		Use Group 16 M1-1 Equivalent	 Lots 35 38



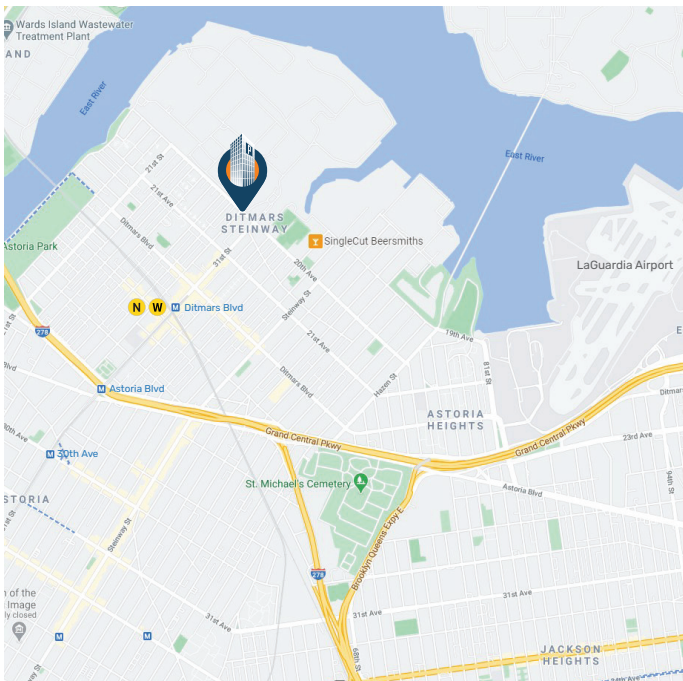
34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnacclereny.com

## Features

- ✓ 14,500 Sq. Ft. One-Story Building
  - 11,900 Sq. Ft Warehouse
  - 2,600 Sq. Ft. Built-Out Air-Conditioned Offices
- ✓ 4,500 Sq. Ft. Fenced & Paved Lot
- ✓ 12' x 14' Drive-in Door
- ✓ Loading Dock
- ✓ Gas Heat
- ✓ 1,600 AMPS 3 Phase
- ✓ Fully Sprinklered Warehouse
- ✓ Legal Spray Booth
- ✓ 4" gas service
- ✓ Close Proximity to New Wildflower Studios, LaGuardia Airport, and Triboro Bridge
- ✓ Immediate Possession



Ditmars Blvd



Q100: 20th Ave / 31st St

Grand Central Parkway

Long Island Expressway



Brooklyn-Queens Expressway

Triboro Bridge

Midtown Tunnel



LaGuardia Airport

**For More Information About This Property  
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# Floor Plans

