



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

33-02 48th Avenue *AKA The Anable*
Long Island City, NY 11101

For Lease

High-Ceiling Flex Space in LIC For Lease
21,900 Sq. Ft. w/ Multiple Divisions Available | City Views
On-Site Parking - 2 Blocks to Queens Blvd & Subway

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 21,900	 Industrial Loft	 1 Loading Dock 1 Freight Elevator	 13'	 M1-1	 Block 255  Lot 23

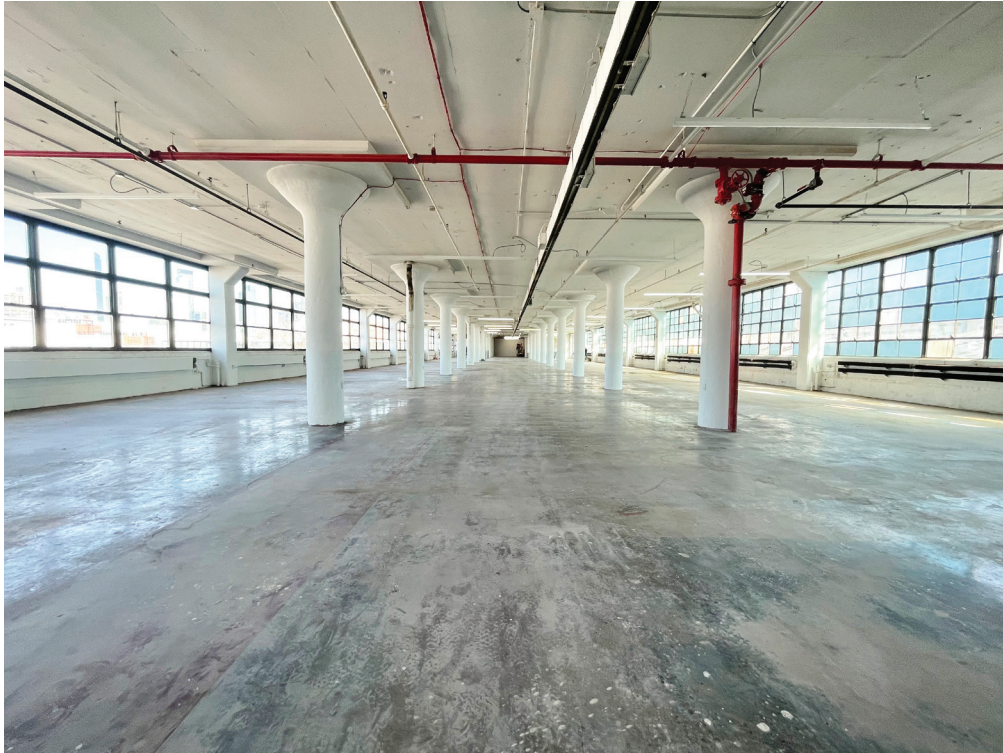


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

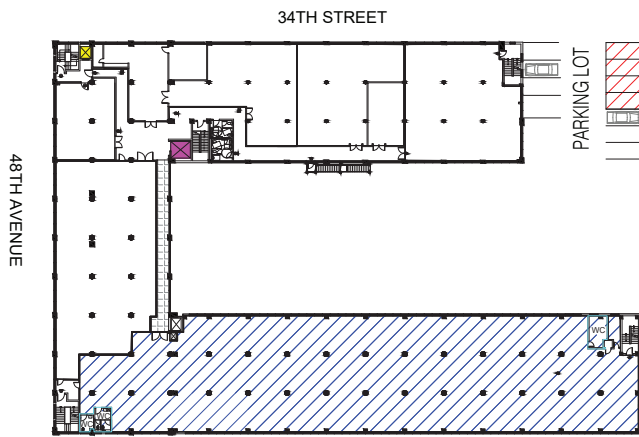
pinnacle-ny.com

Interior Photo



Second Floor Existing Space

2ND FLR

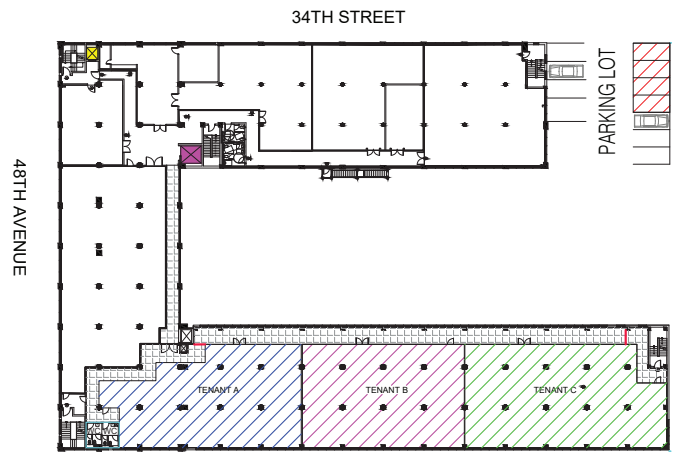


33RD STREET
 NORTH RIVER 1 LLC "THE ANABLE"
 33-02 48TH AVENUE
 LONG ISLAND CITY, NY 11101

- AVAILABLE SPACE
- AVAILABLE ONSITE PARKING ON THE 1ST FLOOR
- PASSENGER ELEVATOR
- FREIGHT ELEVATOR

Second Floor possible Divisions

2ND FLR



33RD STREET
 NORTH RIVER 1 LLC "THE ANABLE"
 33-02 48TH AVENUE
 LONG ISLAND CITY, NY 11101

- AVAILABLE SPACE
- AVAILABLE SPACE
- AVAILABLE SPACE
- AVAILABLE ONSITE PARKING ON THE 1ST FLOOR
- PASSENGER ELEVATOR
- FREIGHT ELEVATOR

FEATURES

- ✓ Fireproof construction
- ✓ Wide open floor plan
- ✓ Amazing views
- ✓ Brand new rooftop to be installed
- ✓ Abundant natural light
- ✓ 2 Blocks from subway
- ✓ Large freight elevator
- ✓ Passenger elevator
- ✓ Heavy floorloads
- ✓ Heavy amps
- ✓ **Eligible for REAP, CEP**



TRANSPORTATION

Long Island Expressway



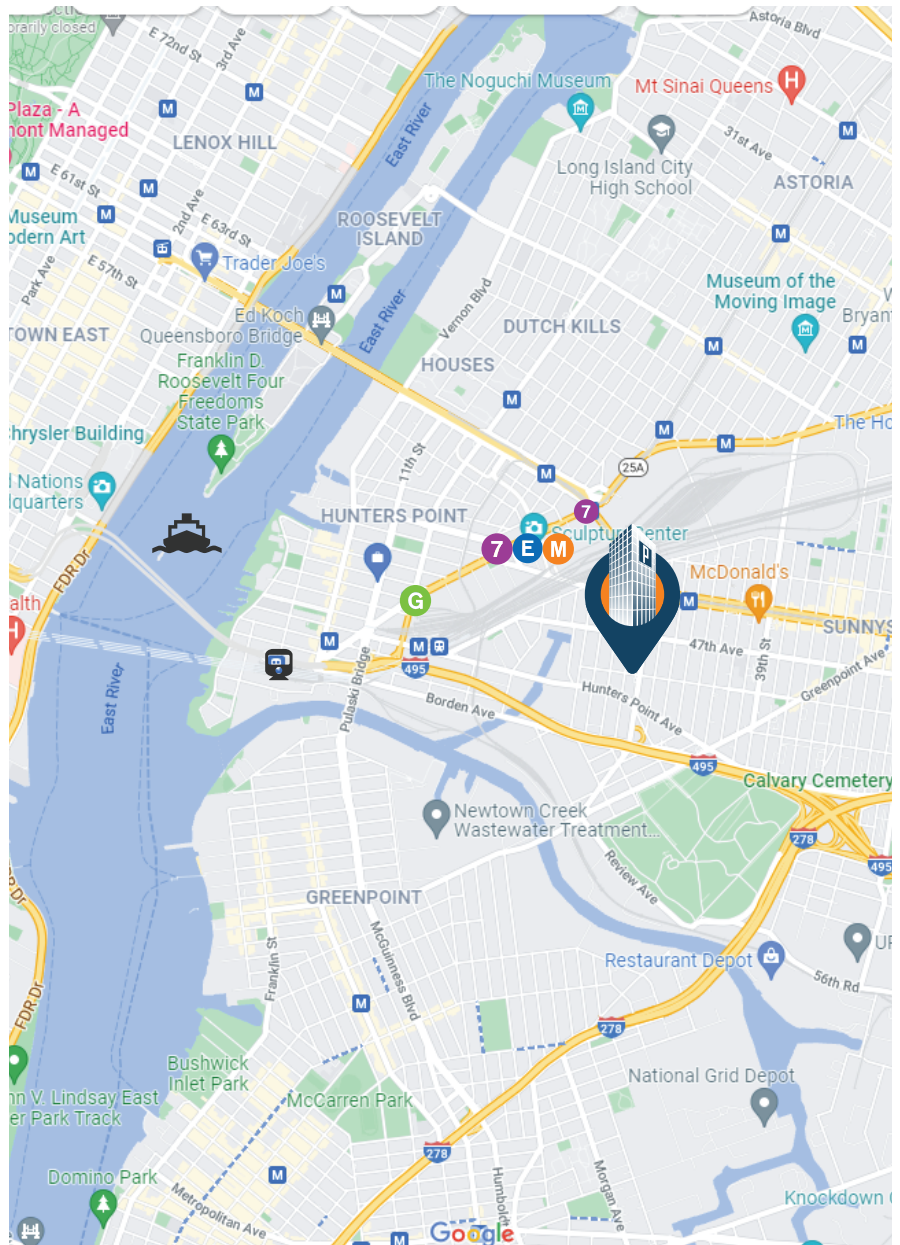
Queensboro Bridge
Brooklyn-Queens
Expressway

7

33rd St/Rawson St



Q39
48th Ave/34th St



Property Map
33-02 48th Avenue
Long Island City, NY 11101



For More Information About This Property Contact Exclusive Agents

Brendan Burke
Associate Broker

bburke@pinnacleereny.com

718-371-6403

Paul Bralower
Associate Broker

pbralower@pinnacleereny.com

718-371-6402

George Margaronis
Partner

gmargaronis@pinnacleereny.com

718-784-8404

James Tack
Partner

jtack@pinnacleereny.com

718-784-8541



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

718-784-8282

pinnacleereny.com