



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

36-58 37th Street
Long Island City, NY 11101

For Sale

Pristine Office / Flex Building For Sale in LIC

15,000 Sq. Ft. 3-Story Building | Ground Floor Industrial w/ two Drive-in's
Condo/Co-op Offers Considered

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 15,000	 Warehouse Loft Office Flex	 2 Drive-In's	 13'4" - 18'1"	 M1-1	 Block 636  Lot 8



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

718-784-8282

pinnacle-ny.com

First Floor Features

- ✓ 5,000 Sq. Ft.
- ✓ Two 2,500 Sq. Ft. Units
- ✓ 2 Curb Cuts
- ✓ 2 Month-to-Month Tenants
- ✓ Gas Heat





Second Floor Features

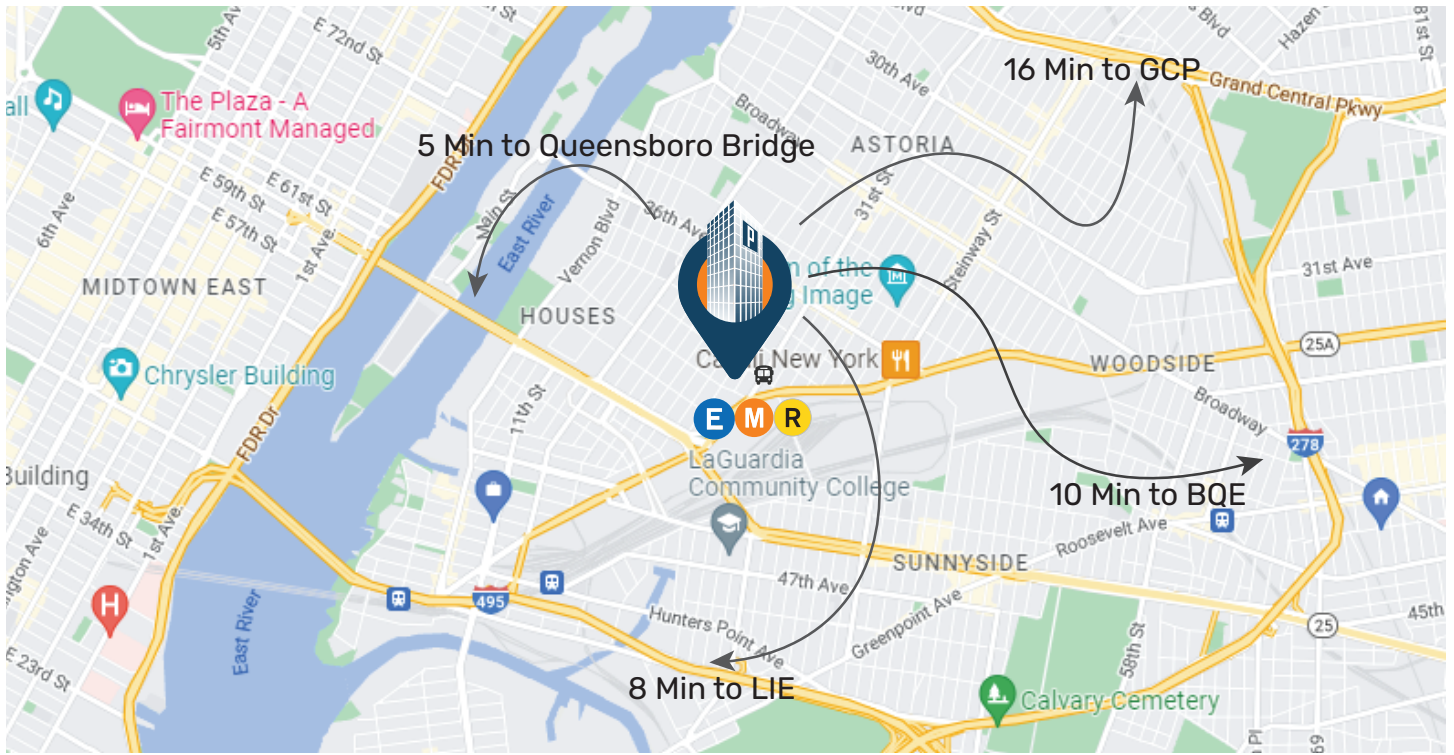
- ✓ 5,000 Sq. Ft. Loft/Office
- ✓ 13'4" Ceiling Height
- ✓ 3 Private Offices
- ✓ 2 Bathrooms
- ✓ Gas Heat
- ✓ AC
- ✓ Passenger Elevator
- ✓ Hardwood Floors
- ✓ Kitchen
- ✓ Outdoor Terrace



Third Floor Features

- ✓ 5,000 Sq. Ft. Loft/Office
- ✓ 18'1" Ceiling Height
- ✓ Open Layout
- ✓ 8 Skylights
- ✓ 2 Restrooms
- ✓ AC Units
- ✓ Hardwood Floors
- ✓ Passenger Elevator
- ✓ Roof Access
- ✓ Gas Heat





Property Map
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 Long Island City, NY 11101

Neighboring Tenants

- Kaufman Astoria Studios
- Museum of the Moving Image
- Regal Kaufman Astoria
- Apple TV
- Tacuba Cantina Mexicana
- Panera Bread
- Mercedes Benz
- 711

Transportation



36th Street Station



39th Ave-Dutch Kills Station



Q101: Northern Blvd. / 37th St



5 Min to Queensboro Bridge
 8 Min to Long Island Expy
 10 Min to BQE
 16 Min to Grand Central Pkwy



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

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