



EXCLUSIVE LISTING

PINNACLE REALTY
OF NEW YORK, LLC

31-31 48th Avenue
Long Island City, NY 11101

Sale \$14,500,000
Tax \$148,310.42

29,250 Sq Ft One-story Industrial Building **Long Island City**

Rare opportunity to purchase in a prime area

Commercial FAR 2 - 54,000 BSF
Community Facility FAR 6.5 - 175,000 BSF



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

718-784-8282








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Property Overview

31-31 48th Avenue, Long Island City, Queens is a ideally located 29,250 Sq. Ft. industrial building site. Located minutes to Manhattan via the Queens Midtown Tunnel, 59th Street/Queensboro Bridge, blocks to the Long Island Expressway/Brooklyn-Queens Expressway, and easy access to major routes serving the boroughs of NYC and the tri-state metropolitan area.

This property is in an M1-4 zoning district, which allows for up to 2.0 FAR / 54,000 Sq. Ft. of industrial development and up to 6.5 FAR 175,000 Sq. Ft. for a community facility. This site is perfectly positioned to service the ever-growing demand for e-commerce, last-mile distribution, service companies, and the construction industry

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 29,250	 Industrial Development	 8 Drive-ins	 15 ft	 M1-4	<div>  Block 280 </div> <hr/> <div>  Lots 5 </div>

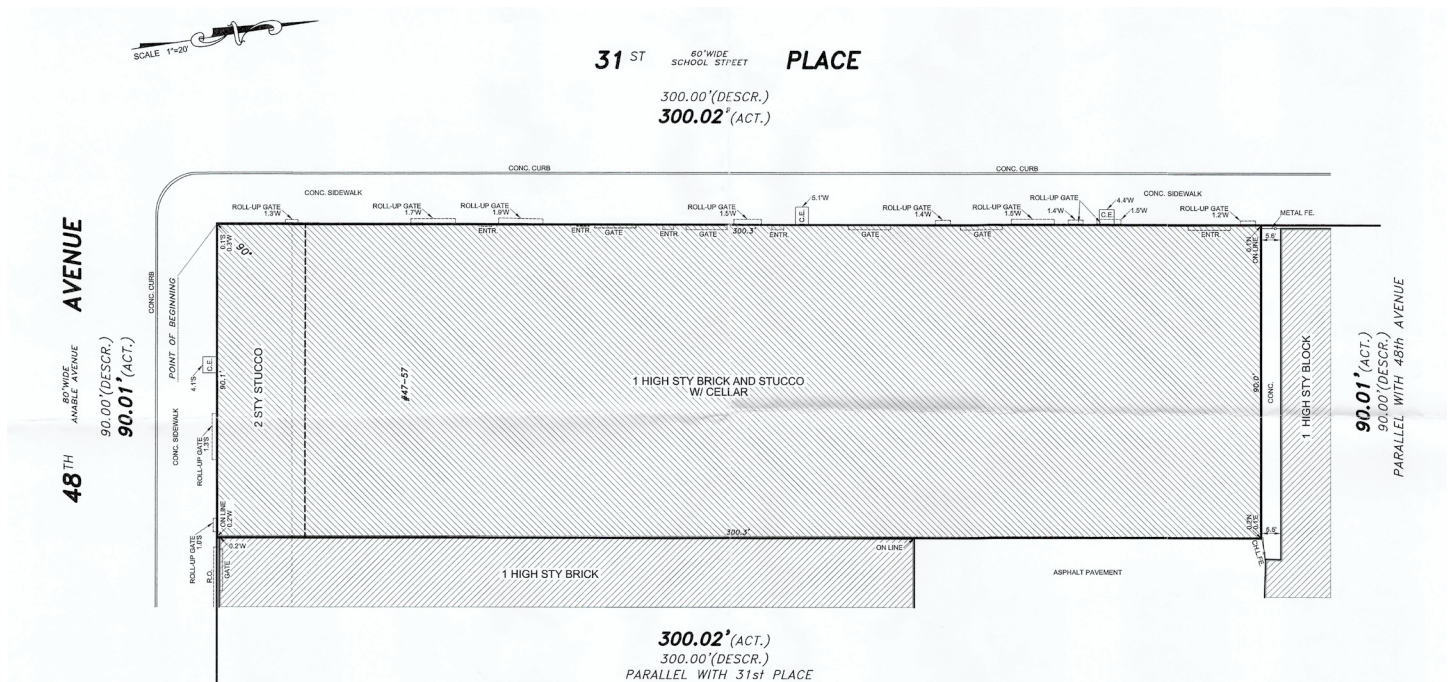
Features

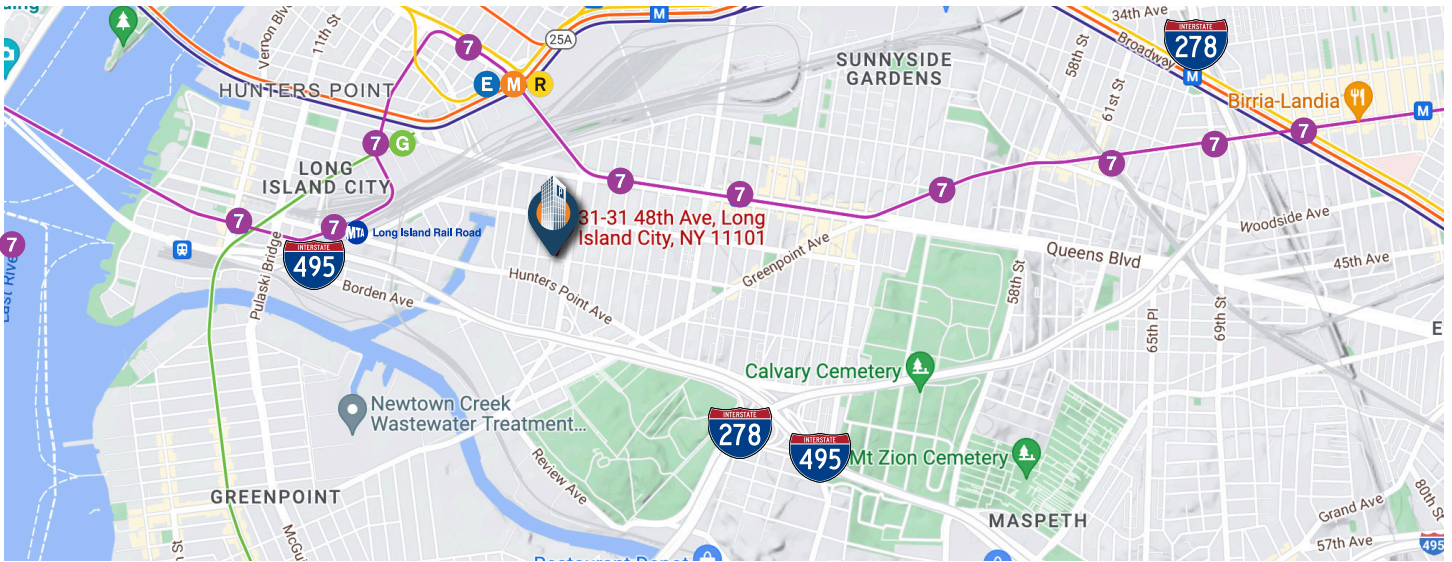
- ✓ 27,000 Ground Floor
- ✓ 2,250 Second Floor modern offices with:
 - HVAC
 - hardwood floors
 - 3-lavatories
- ✓ Prime Corner at 31st Pl and 48th Ave
- ✓ 8 Drive-in Doors
- ✓ 15' Ceiling Height
- ✓ Ideal User/Investor
 - Occupy up to 20,250 with rental income
- ✓ Buildable Area
 - Commercial FAR 2 – 54,000 BSF
 - Facility FAR 6.5 – 175,500 BSF
- ✓ Qualified Opportunity Zone
- ✓ New Carlisle Roof system-2021 carrying a 20 year warrantee for material and workmanship

31-31 48th Ave Rental Summary

Tenant	Address	Rental Unit RSF
Fast Track	31-31 48th Ave	9,000
Vacant	31-31 48th Ave	2,300
NY Iron	31-31 48th Ave	2,500
Newco	47-47 31st Place	3,690
Vacant	47-45 31st Place	3,600
Master Teck	47-57A 31st Place	5,000
Sensible Edibles	47-57 31st Place a/k/a 47-31 31st Place	4,300

31-31 48th Ave Survey





For More Information About This Property Contact Exclusive Agents:

View this listing on our website



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Nearby Transport Links



Brooklyn-Queens expressway



Long Island Expressway



Queens Boulevard

Queens-Midtown Tunnel



33 St - Rawson St



Long Island Rail Road

Hunterspoint Avenue

- Montauk Branch
- Oyster Bay Branch
- Port Jefferson Branch



Q 39; 48 Av/Van Dam St
QM 42.



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