



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



31-31 48TH AVENUE

LONG ISLAND CITY, NY 11101

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

PRICE

Upon Request

TYPE

Industrial / Development



SQUARE FT.
29,250 RSF



ZONING
M1-4



CLEAR HEIGHT
15'



PARCEL ID
280
BLOCK



LOADING
8 Drive-ins



5
LOT



ANNUAL R.E. TAXES
\$148,310.42

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

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

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



TRANSPORTATION

7

33 ST - RAWSON ST



BROOKLYN-QUEENS EXPY

LONG ISLAND EXPY

QUEENS BOULEVARD

QUEENS-MIDTOWN TUNNEL



Q 39: 48 AV/VAN DAM ST



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

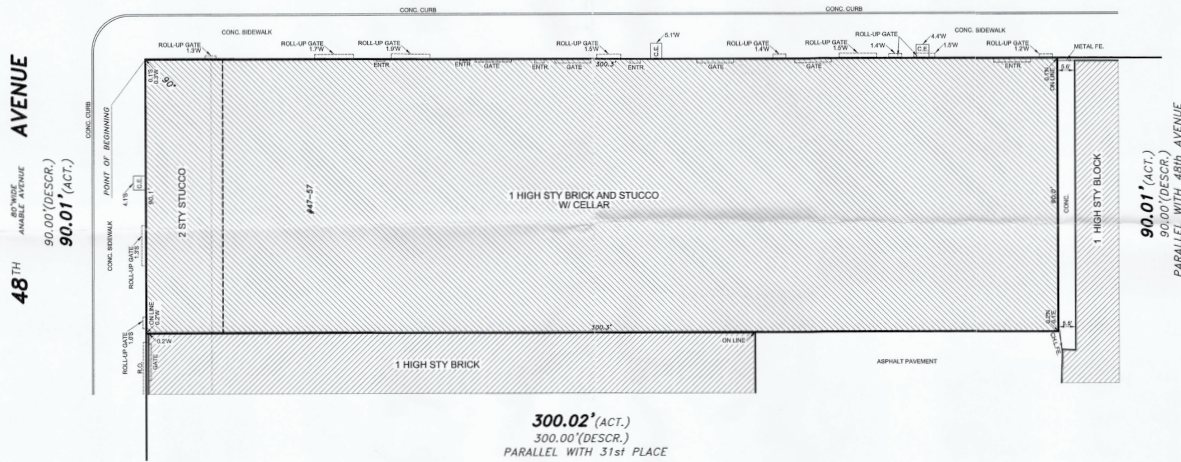
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SURVEY

31 ST 60' WIDE SCHOOL STREET PLACE

300.00'(DESCR.)
300.02'(ACT.)



31-31 48TH AVENUE 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



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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