



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**8-63 ASTORIA BOULEVARD**

**ASTORIA, NY 11102**

# Prime Astoria Warehouse For Lease

4,604 Sq. Ft. Ground Floor.  
2,295 Sq. Ft. 2nd Floor Office.

TYPE

**Warehouse / Office**



SQUARE FT.  
**6,900** RSF



CLEAR HEIGHT  
**18'**



ZONING  
**C2-3, R6A**

PARCEL ID



**509**  
BLOCK



**3**  
LOT

PRICE

**Upon Request**

**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.



## INTERIOR PICTURES





# Property Overview

## FEATURES

### WAREHOUSE

- 18' Ceilings
- 2 Drive-In Doors
- Elevator Lift to 2nd Floor
- Gas Heat
- Office
- Fully HVAC Throughout

### OFFICE

- Fully HVAC Throughout
- Conference Room / Kitchenette
- Great Natural Light
- Private Perimeter Offices



## TRANSPORTATION



**36TH AVENUE**



**4 MIN. TO NORTHERN BLVD.**

**12 MIN. TO QUEENSBORO BRIDGE**

**12 MIN. TO GRAND CENTRAL PKWY**

**17 MIN. TO MIDTOWN TUNNEL**



**Q19: ASTORIA BLVD/14TH ST**



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Long Island City, NY 11101  
718-784-8282

**pinnaclereny.com**

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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