



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



15-30 131ST STREET

COLLEGE POINT, NY 11356

Premium Industrial Building in College Point

37,454 Sq. Ft. Building with
27' Ceilings and Modern Features
5,649 Sq. Ft. Improved Yard

TYPE

Warehouse / Office / Land



SQUARE FT.
37,454 RSF



ZONING
M1-1



CLEAR HEIGHT
16' - 27'



PARCEL ID
4116
BLOCK



LOADING CAPACITY
4 Drive-in
Doors



6
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.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agents to facilitate the leasing of 15-30 130th Street, College Point, New York. The property consists of 37,454 Sq. Ft., high ceiling modern industrial building, with two Street frontage—131st Street through 130th Street, 4 overhead Drive-In doors that provide easy access. It benefits from 2,500 AMP electric service and in addition a 5,649 Sq. Ft. fenced, improved yard, and located in an M1-1 zoning district. This ideally located property is blocks to the Whitestone Expressway, minutes to Whitestone, Throgs Neck Bridge, the LIE, and both LaGuardia and JFK Airports.

FEATURES

- 37,454 Sq. Ft. Building
 - 32,223 Sq. Ft. Ground Floor Warehouse + Showroom
 - 5,231 Sq. Ft. Mezzanine Office
- 5,649 Sq. Ft. Yard
- Up to 27' Ceilings
- Gas Heat
- Heavy Power: 2,500 AMPS
- Existing Crane

TRANSPORTATION



WHITESTONE BRIDGE
WHITESTONE EXPRESSWAY
THROGS NECK BRIDGE
LIE/CROSS ISLAND



Q25: 127 ST/20 AVE
Q20A: 20 AVE/131 ST

15-30 131ST STREET

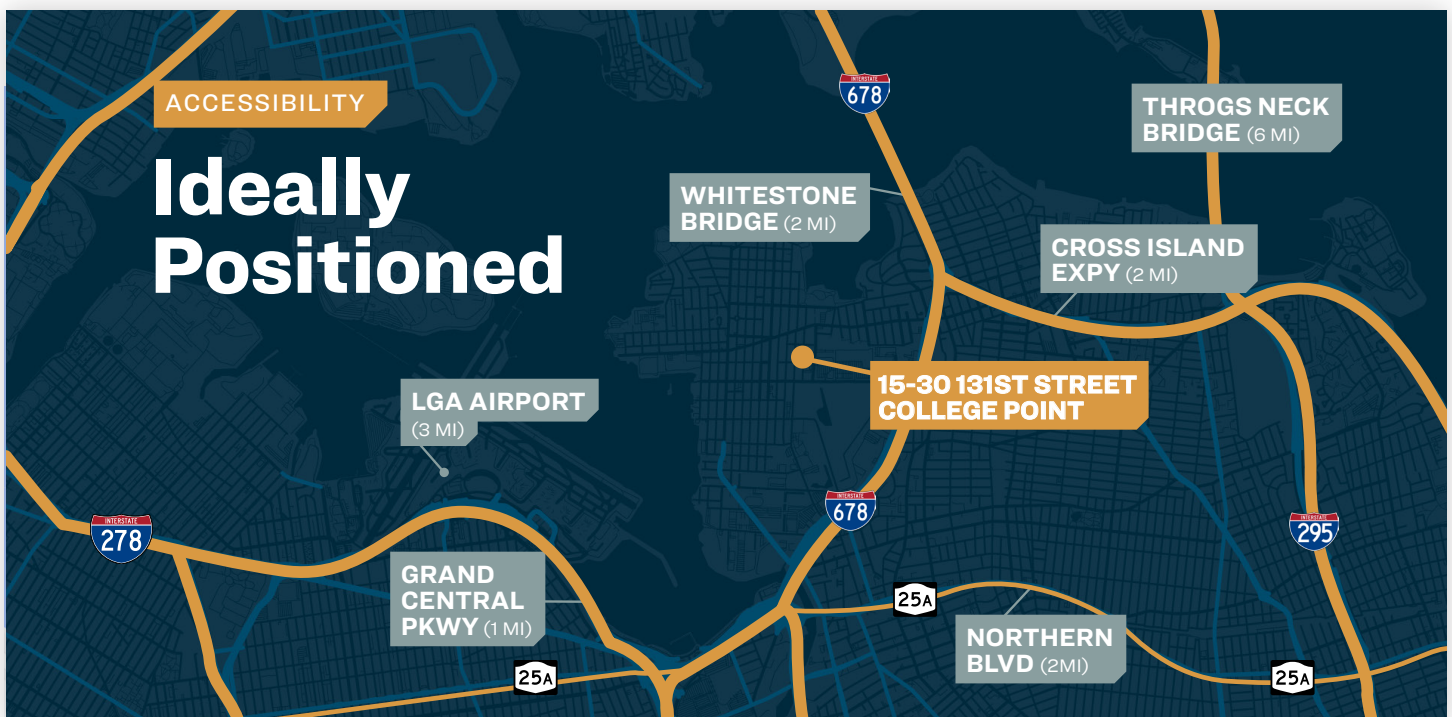
COLLEGE POINT, NY 11356



SCAN FOR
VIDEO TOUR

ACCESSIBILITY

Ideally Positioned



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

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WAREHOUSE



PICTURES



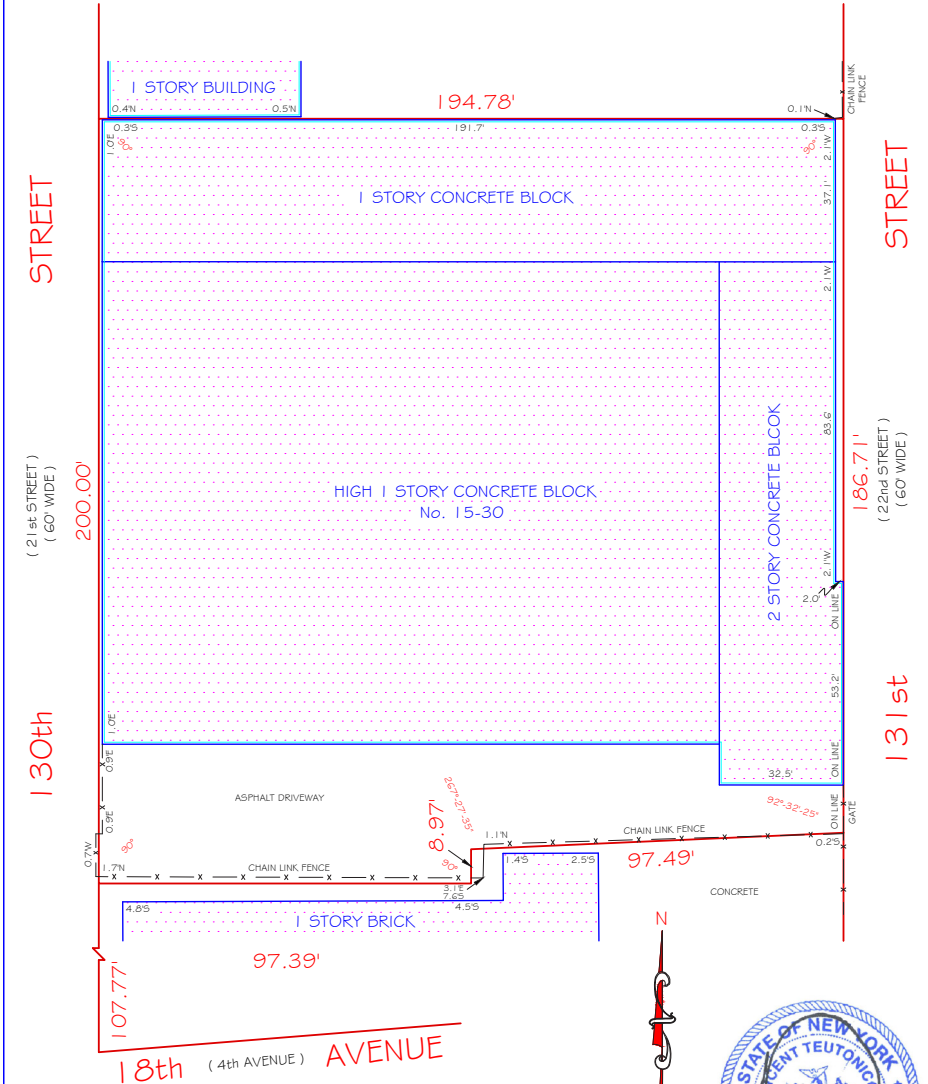
SURVEY

SURVEY No. 5BNY-20-434 I
PREPARED BY RAJ KUMAR
DRAWN BY: R.M.

MAP OF PROPERTY
BOROUGH OF QUEENS
COUNTY OF QUEENS
STATE OF NEW YORK
BLOCK 4116 LOT 6

DATE: SEPTEMBER 3rd, 2020

THIS SURVEY WAS PREPARED FOR MEHRA 130 POINT LLC AND IS TO BE USED FOR TITLE PURPOSES ONLY



TITLE No.
ITC-9772-Q-200R

CERTIFIED TO:
MEHRA 130 POINT LLC
INSIGNIA NATIONAL TITLE AGENCY, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307



5 BORO MAPPING

966 LITTLE NECK AVENUE
NORTH BELLMORE N.Y. 11710
TELEPHONE (516)-652-9984
EMAIL: 5boromapping@gmail.com

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.



Certificate of Occupancy

Page 2 of 2

CO Number: 410035661F

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	D-2		18A, 18C	11 PARKING SPACES
ME Z	25	100	D-2		18C	MANUFACTURING SUPPORT
001		OG	D-2		18A, 18C	16 PARKING SPACES
001	16	OG	D-2		18C	PART MANUFACTURING SUPPORT
001	30	OG	D-2		18A	PART OF MANUFACTURING
PERFORMANCE STANDARDS COMPLY WITH ZR 42-20						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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