



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



35-55 VERNON BLVD

ASTORIA, NY 11106

## 4 Lots for Sale Seconds to the 59th Street Bridge

6,365 Sq. Ft. Building with  
2,885 Sq. Ft. Paved Parking

TYPE

**Warehouse / Office / Land**



SQUARE FT.  
**6,365** RSF BLDG



SQUARE FT.  
**2,885** RSF PKG



CLEAR HEIGHT  
**14'**



LOADING  
**2** Drive-in  
Doors



ZONING  
**R5**



PARCEL ID  
**328**  
BLOCK



**3, 4, 5, 48**  
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.



## EXTERIOR PICTURES



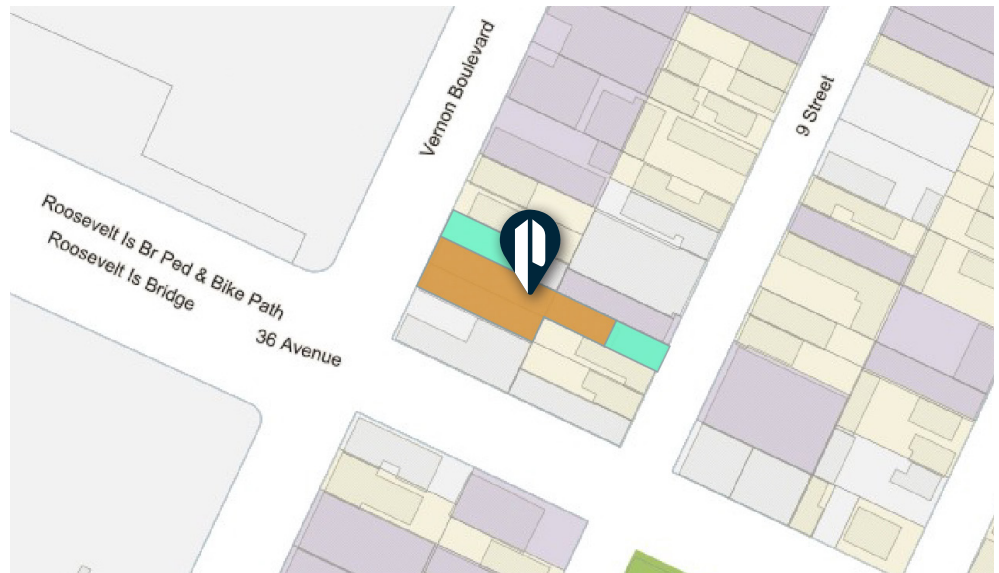
## INTERIOR PICTURES



# Property Overview

## FEATURES

- 6,365 Sq. Ft. Building
- 2,885 Sq. Ft. Land
- Warehouse with Accessible Office
- 2 Drive-In Doors
- Gas Heat
- Street to Street
- 3 Curb Cuts
- Paved & Lit Yards
- All Inspections by Appointment Only



2,885 SQ. FT. PAVED LAND



6,365 SQ. FT. BUILDING



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## TRANSPORTATION



21ST  
QUEENSBIDGE

ROOSEVELT  
ISLAND



36 AVE



59TH STREET  
BRIDGE



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718-784-8282

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FOR MORE INFORMATION ABOUT THIS  
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