



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



18-39 41ST STREET

ASTORIA, NY 11105

13,000 Sq. Ft. Ground Floor New Construction

State-of-the-Art Flex Building.
Prime Astoria Location.

TYPE

Industrial / Flex R+D / E-Commerce



SQUARE FT.

13,000 RSF



ZONING

M1-1



CLEAR HEIGHT

15'



PARCEL ID

802
BLOCK



LOADING CAPACITY

1 Drive-in
Door



27
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.

High Quality Construction + Finishes

FEATURES

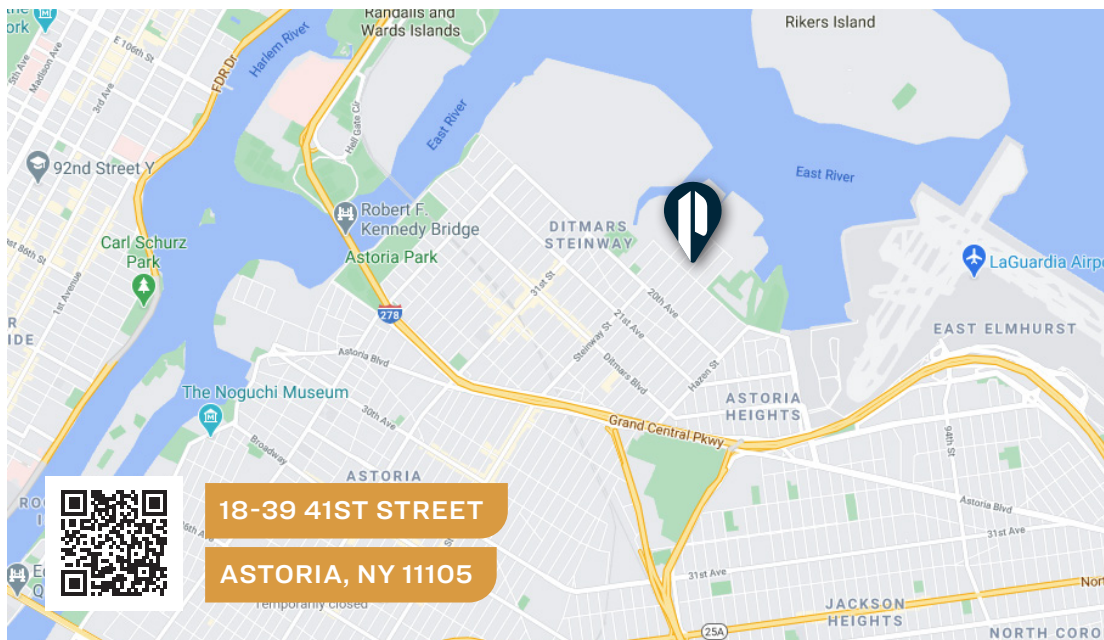
- 13,000 Sq. Ft. Ground Floor
- 15' Ceiling Height
- 1 Drive-In Door
- Fully Sprinklered
- Lobby Entrance
- Immediate Occupancy
- 25 Year Tax Abatement

SUITABLE USES

- Logistics / Pick & Pack
- Creative / Film / TV Industry
- Sales and Service
- Art Storage / Gallery / Studios
- Life Sciences / Bio Tech / R+D
- Conventional Distribution / Warehouse



EXTERIOR



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TRANSPORTATION



1.3 MI. TO GRAND CENTRAL PKWAY

1.9 MI. TO BROOKLYN-QUEENS EXPY

2.1 MI. TO RFK BRIDGE

3.8 MI. TO QUEENSBORO / 59TH ST BRIDGE

4.8 MI. LIE

4.8 TO QUEENS MIDTOWN TUNNEL



Q101: 20TH AVE / STEINWAY STREET

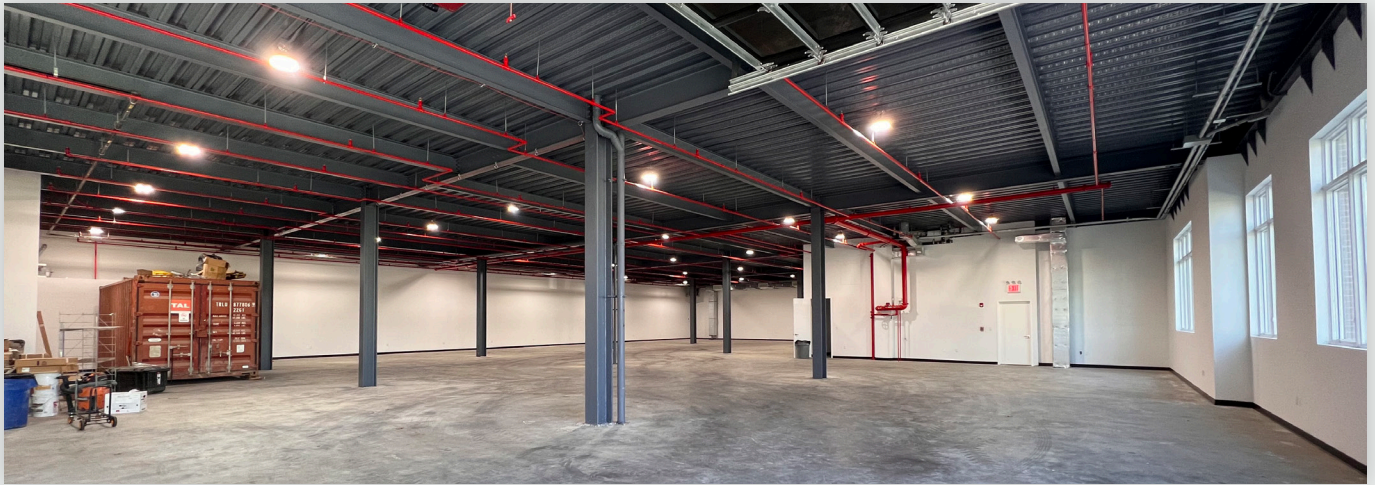


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

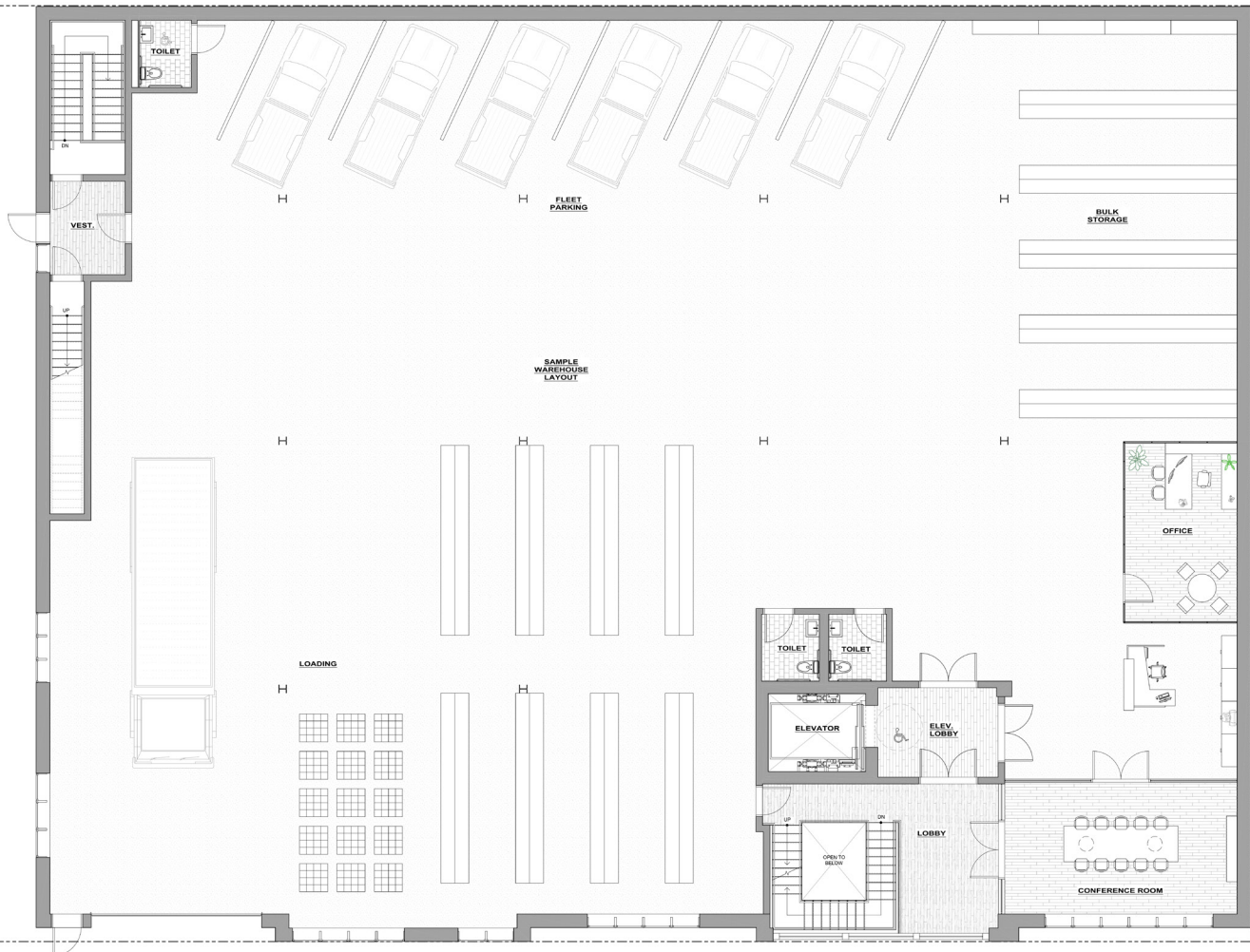
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GROUND FLOOR INTERIOR PHOTOS



SITE PLAN



GROUND FLOOR 2

SCALE: 3/16"=1'-0"



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pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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