

EXCLUSIVE LISTING

The Falchi Building Goes Industrial

700,000 SQ. FT. CLASS A BUILDING

DIRECT LOADING/TRUCK COURT - CAN COMBINE WITH UPPER FLOORS



31-00 47TH AVE, LONG ISLAND CITY, NY 11101



**PINNACLE
REALTY**
OF NEW YORK, LLC

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.

Falchi
BUILDING



**CUSHMAN &
WAKEFIELD**




**MADISON
CAPITAL**

Overview



NUMBERS AT A GLANCE

Pinnacle Realty of New York, LLC has been appointed as the exclusive agent to facilitate the leasing of industrial space at 31-00 47th Ave, Long Island City, NY 11101

**SQUARE FOOTAGE**

4,000 - 37,000

SF UNITS


**TYPE**

WAREHOUSE
INDUSTRIAL
FLEX

RETAIL
LOFT
OFFICE

**CEILING
HEIGHT**

10-23'

**LOADING
CAPACITY**


13

Loading Docks


**ZONING**

M1-4

PARCEL ID

**281**

Block

**1**

Lot



**WiredScore
GOLD**

PROPERTY OVERVIEW

The Falchi Building Goes Industrial!



Spaces delivered with full HVAC. Perimeter heat included. White-Boxed.



Shuttle bus service to Court Square and Hunters Point subway and LIRR stations.



135-Stall parking garage on-site.
Ground floor food court.



Multiple loading docks / staging areas.



Eligible for NYC incentives.



Building originally constructed as a warehouse and distribution facility for the famous Gimbels department store and new management is reactivating the building's industrial capabilities for flexible users.

GROUND FLOOR

- Suite 1200 - 18,100 Sq. Ft.
- Suite 1195 - 5,989 Sq. Ft.
- Suite 1190 - 4,732 Sq. Ft.
- Suite 1186 - 6,228 Sq. Ft.
- Suite 1150 - 3,710 Sq. Ft.

2ND FLOOR

- Suite 2120D - 4,286 Sq. Ft.
- Suite 2130 - 37,300 Sq. Ft.
- Suite 2110 - 24,665 Sq. Ft.

3RD FLOOR

- Suite 3115 - 26,111 Sq. Ft.

4TH FLOOR

- Suite 4120B - 26,459 Sq. Ft.
- Suite 4124 - 12,422 Sq. Ft.
- Suite 4122 - 11,599 Sq. Ft.
- Suite 4100 - 34,899 Sq. Ft.

5TH FLOOR

- Suite 5110 + 5105 - 24,847 Sq. Ft.
- Suite 5100 - 8,882 Sq. Ft.
- Suite 5124 - 9,298 Sq. Ft.

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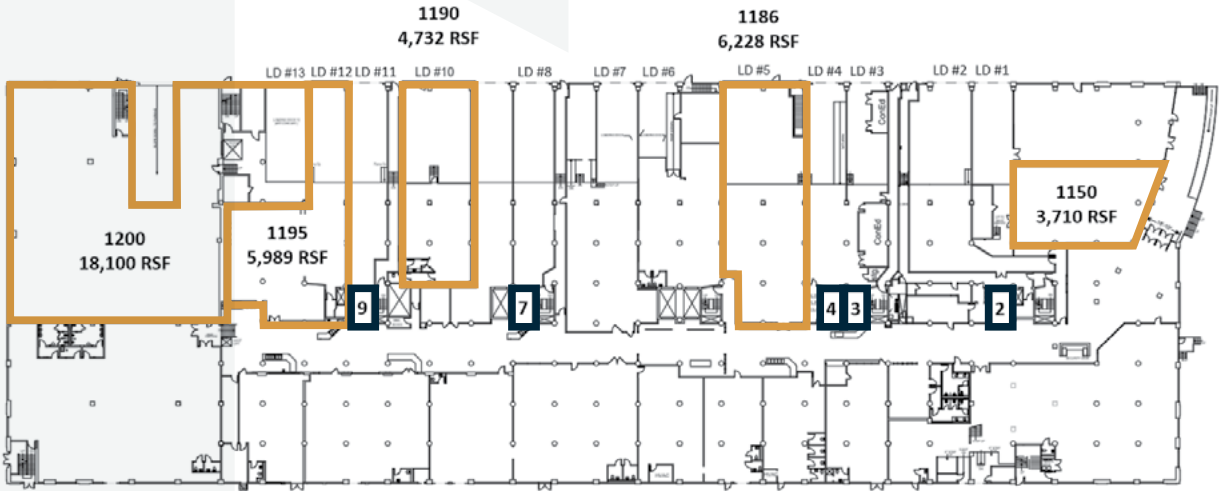
FEATURES

Site Plans

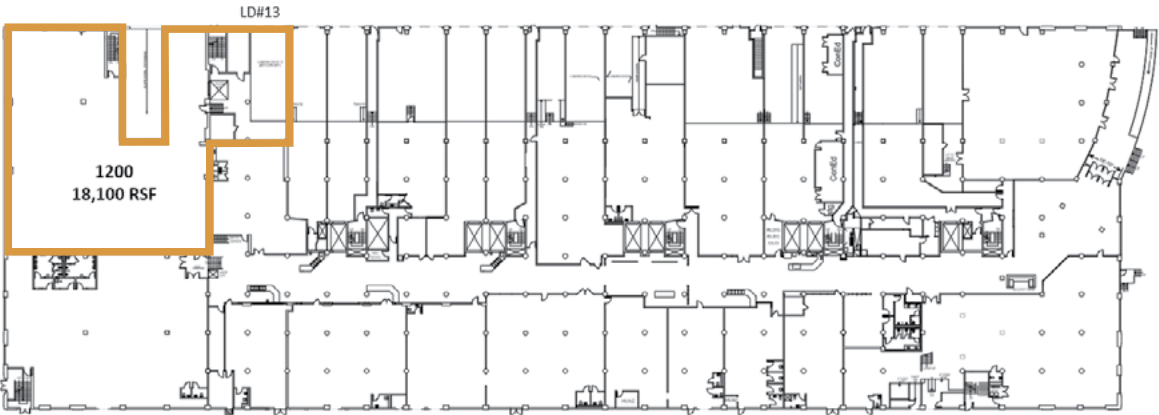
Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

GROUND FLOOR



SUITE	SQ. FT.	LOADING DOCK	AVAILABLE DATE
1200	18,100	#13	Available
1195	5,989	#12	Nov - 24
1190	4,732	#10	Available
1186	6,228	#5	Available
1150	3,710	#1	Available
TOTAL	38,759	-	-



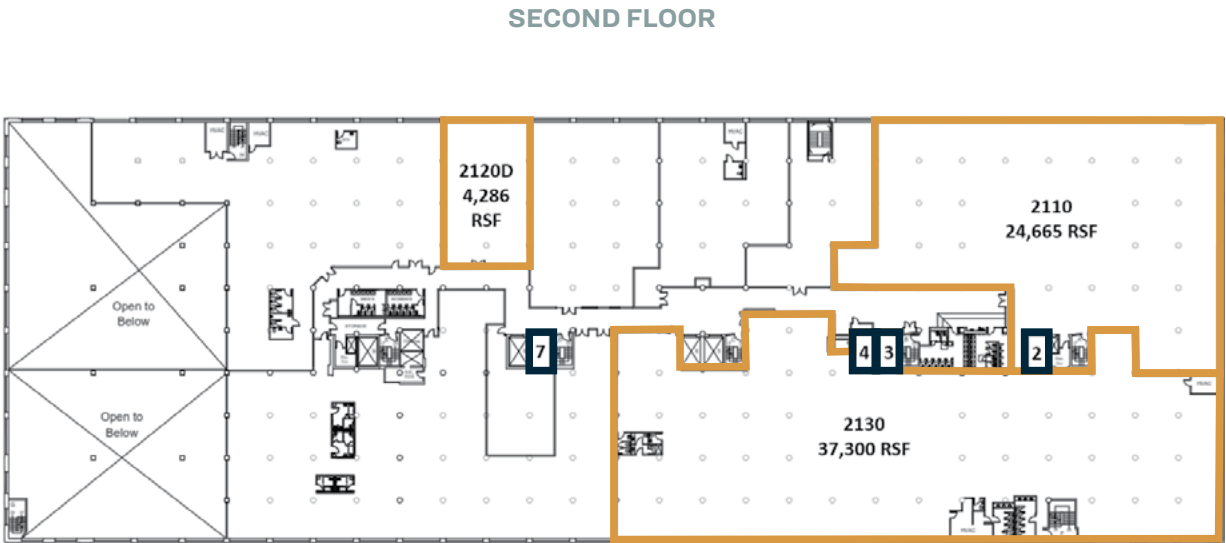
SUITE 1200

- Exclusive Loading Dock
- Ceiling Height: 22’6”
- Available: Now

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

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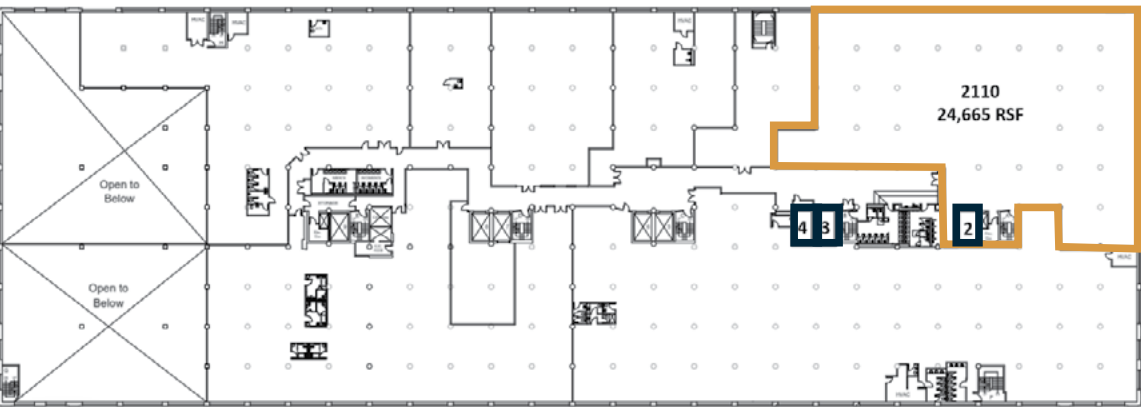


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
2120D	4,286	#8	#7	Available
2130	37,300	#1, #2, #3, #4	#2, #3, #4	Available
2110	24,665	#1, #2, #3, #4	#2, #3, #4	Available
TOTAL	66,251	-	-	-

GROUND FLOOR



SECOND FLOOR



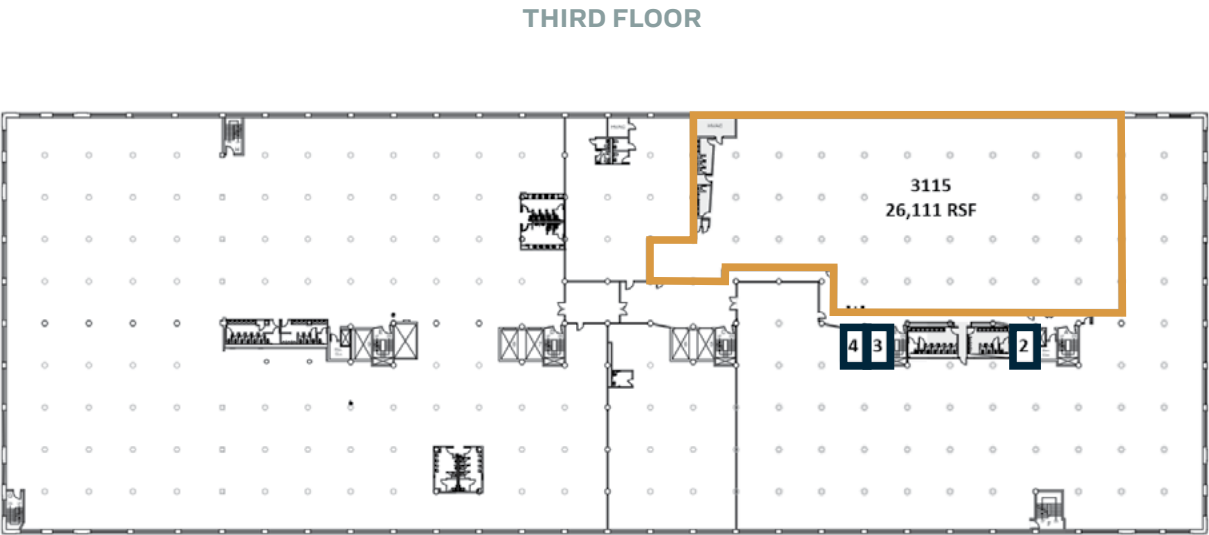
SUITE 2110

- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,228 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Ceiling Height: 10'10"
- Available: Now

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

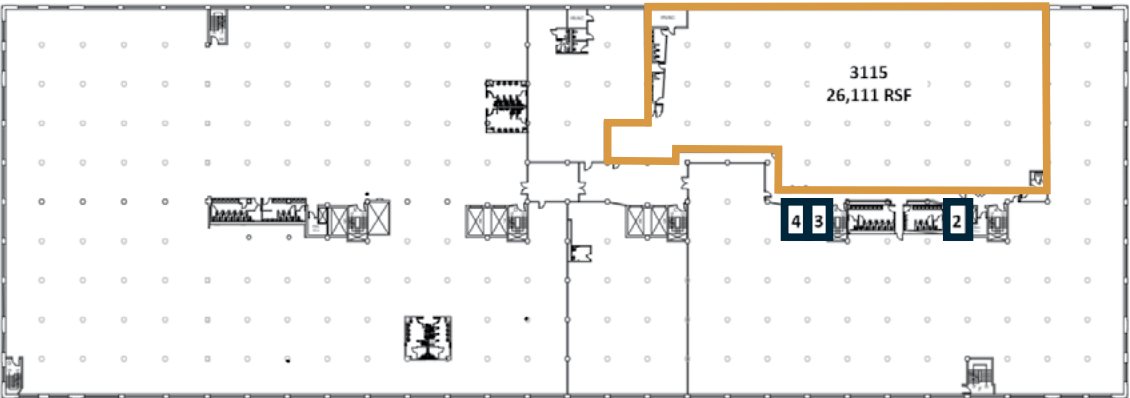


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
3115	26,111	#1, #2, #3, #4	#2, #3, #4	Oct - 24
TOTAL	26,111	-	-	-

GROUND FLOOR



THIRD FLOOR



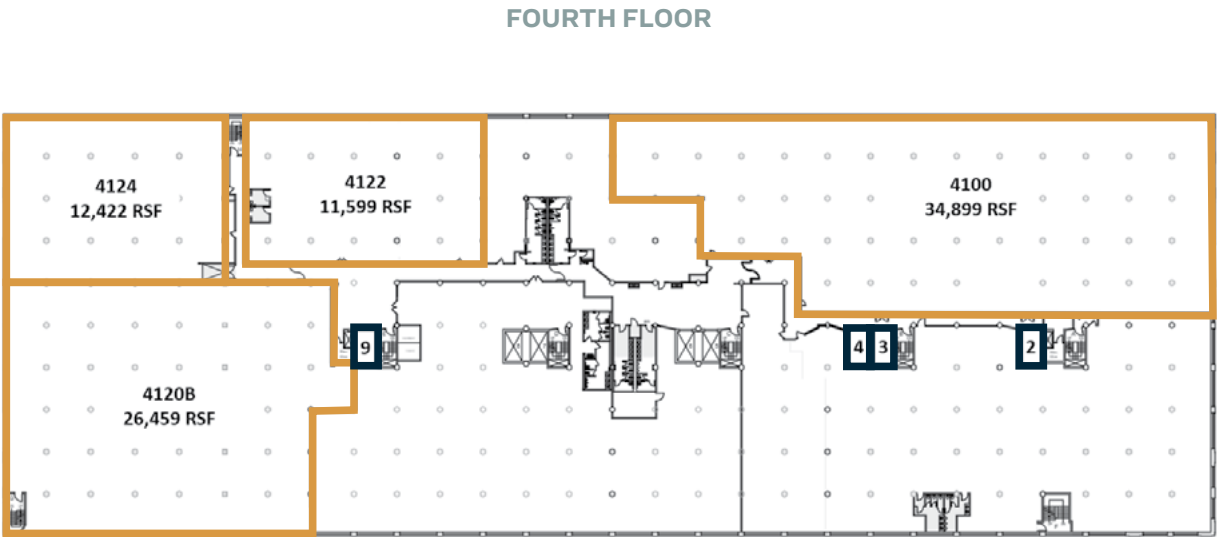
SUITE 3115

- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,228 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Available: Oct 2024

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

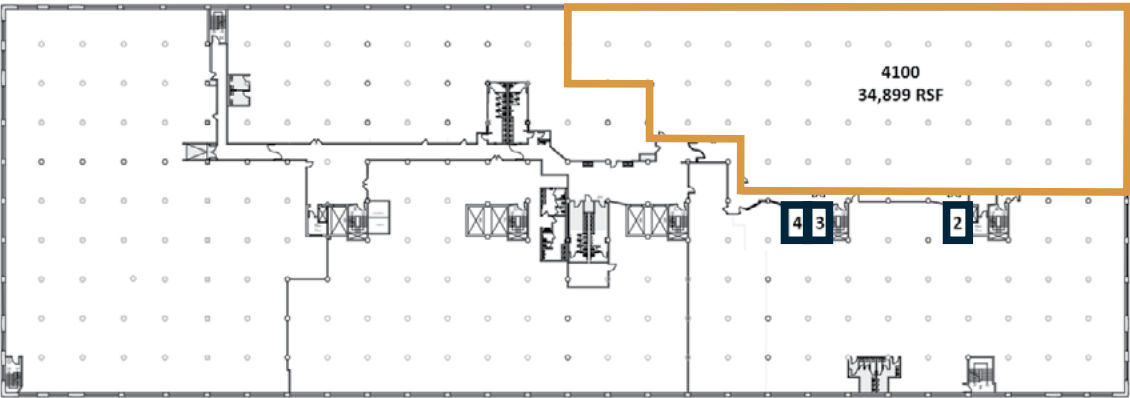


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
4120B	26,459	#11	#9	Available
4124	12,422	#11	#9	Available
4122	11,599	#11	#9	Available
4100	34,899	#1, #2, #3, #4	#2, #3, #4	Oct - 24
TOTAL	85,379	-	-	-

GROUND FLOOR



FOURTH FLOOR



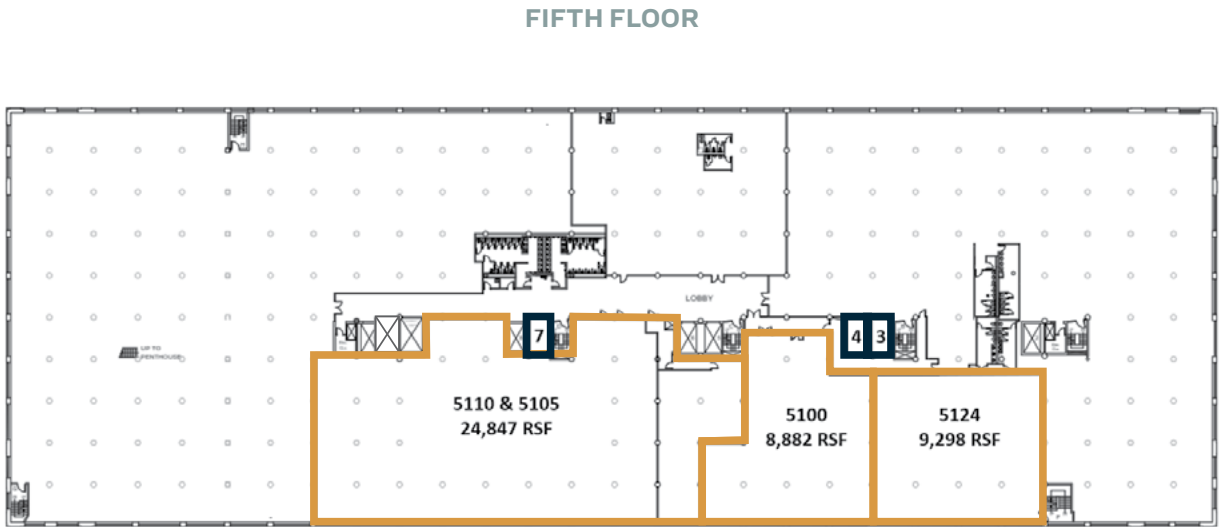
SUITE 4100

- Shared Loading Dock (#1, 2, 3, 4) and Shared Freight Elevator (#2, 3, 4)
- Potential to add 6,228 RSF exclusive loading dock and staging area on ground floor (See Suite 1186)
- Ceiling Height: 10’4”
- Available: Oct 2024

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

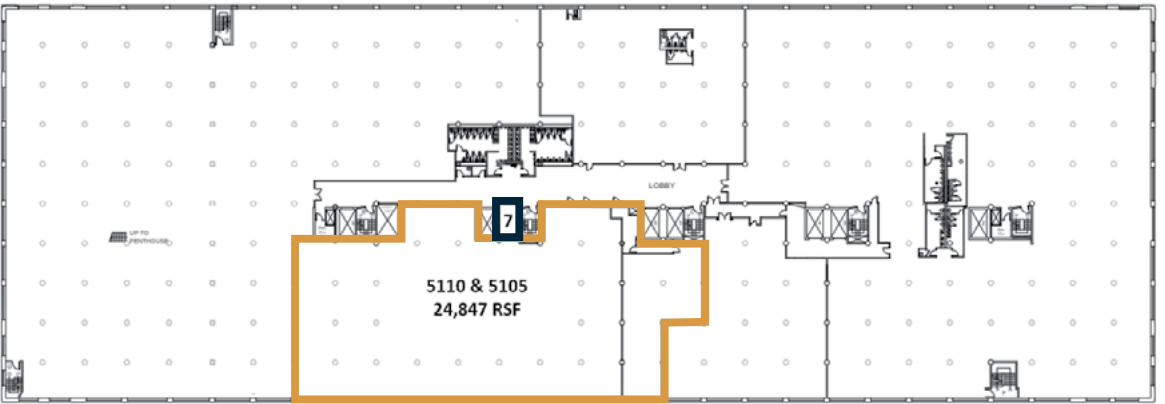


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
5110 & 5105	24,847	#8	#7	Jan - 24
5100	8,882	#3, #4	#3, #4	Available
5124	9,298	#3, #4	#3, #4	Jan - 24
TOTAL	43,027	-	-	-

GROUND FLOOR



FIFTH FLOOR



SUITE 5110 & 5105

- Exclusive Loading Dock & Freight Elevator
- LD #8: 2,819 RSF; Suite 5110 & 5105: 24,847 RSF; Total: 27,666 RSF
- Ceiling Height: 10'2"
- Available: Jan 2024

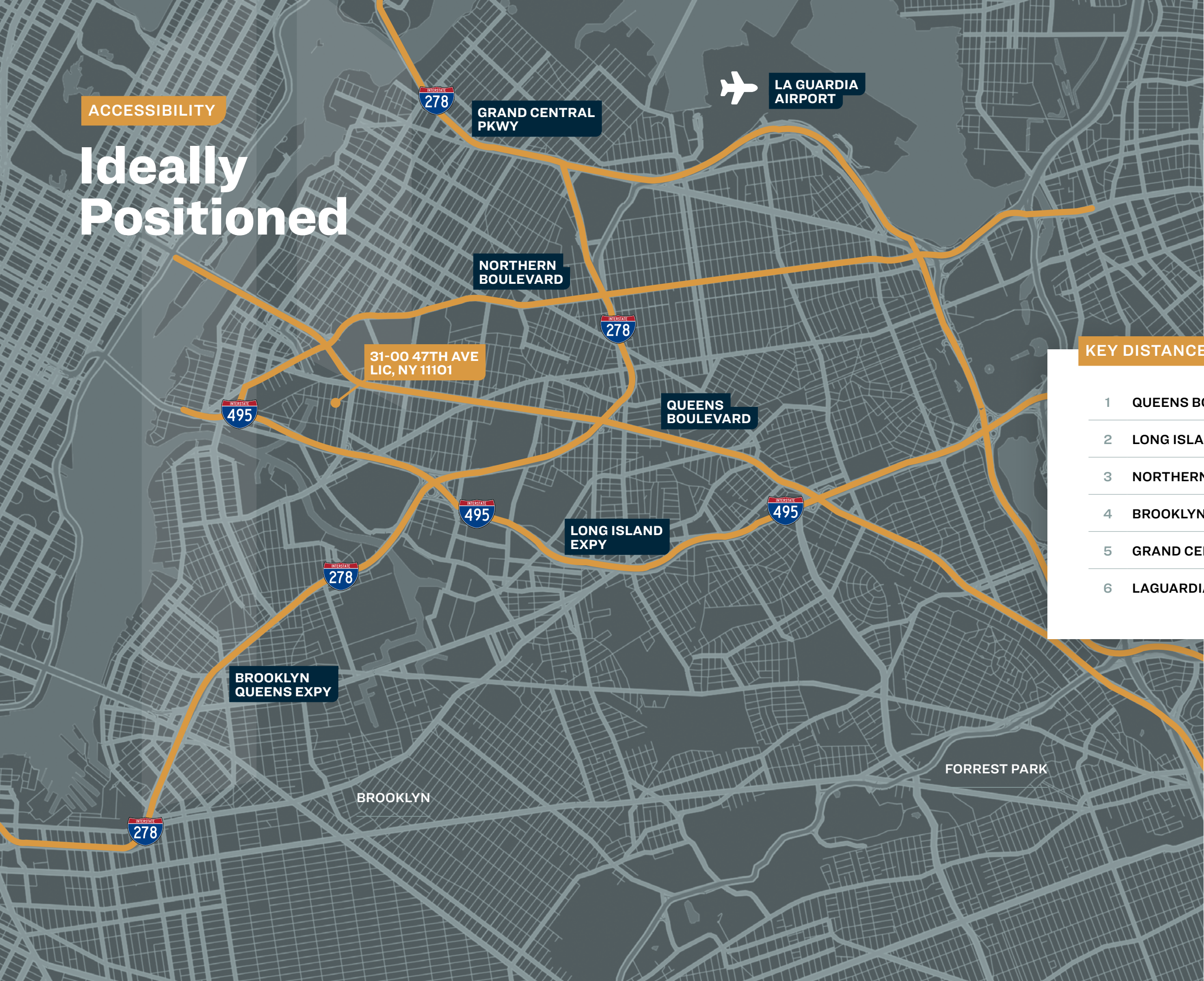






ACCESSIBILITY

Ideally
Positioned



KEY DISTANCES

1	QUEENS BOULEVARD	.3 MI
2	LONG ISLAND EXPY	.5 MI
3	NORTHERN BOULEVARD	1.3 MI
4	BROOKLYN QUEENS EXPY	1.8 MI
5	GRAND CENTRAL PKWY	2.5 MI
6	LAGUARDIA AIRPORT	5.6 MI

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