

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. (Leased)
- Suite 2130 - 37,300 Sq. Ft.
- Suite 2110 - 24,665 Sq. Ft.

3RD FLOOR

- Suite 3115 - 26,111 Sq. Ft.

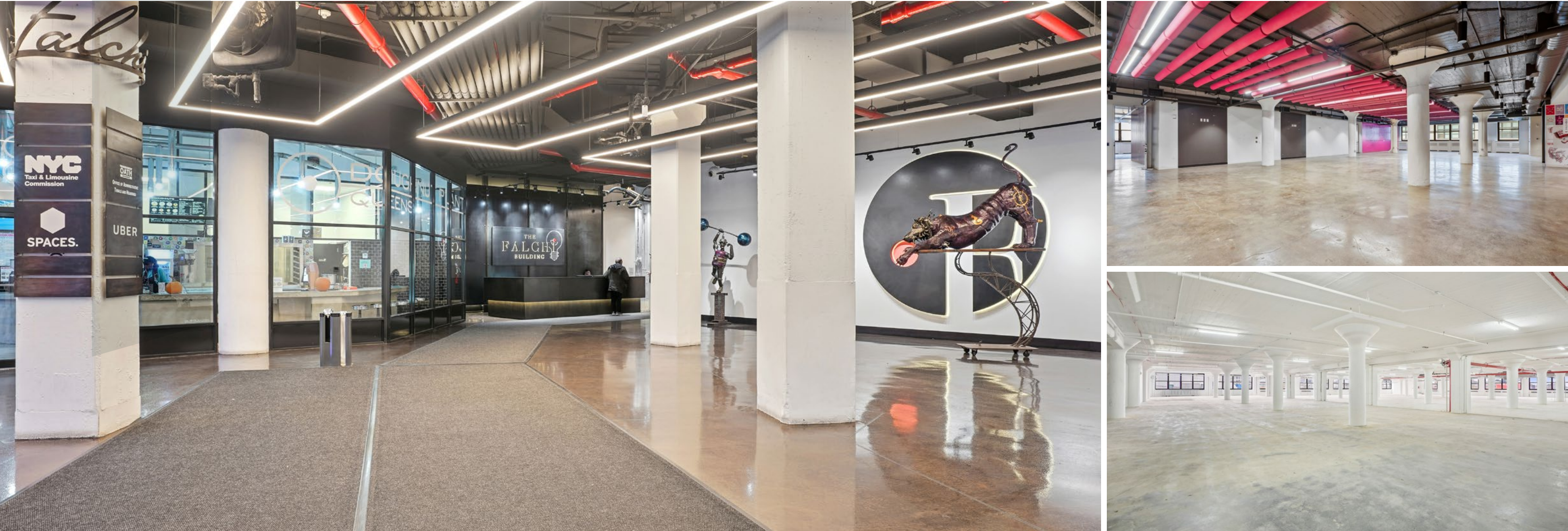
4TH FLOOR

- Suite 4120B - 26,459 Sq. Ft.
- Suite 4124 - 12,422 Sq. Ft.
- Suite 4122A - 7,706 Sq. Ft.
- Suite 4122B - 3,952 Sq. Ft.
- Suite 4100 - 34,899 Sq. Ft.
- Suite 4110 - 5,875 Sq. Ft.
- Suite 4115 - 5,651 Sq. Ft.

5TH FLOOR

- Suite 5110 + 5105 - 24,828 Sq. Ft.
- Suite 5100 - 8,882 Sq. Ft.
- Suite 5124 - 9,298 Sq. Ft.

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.



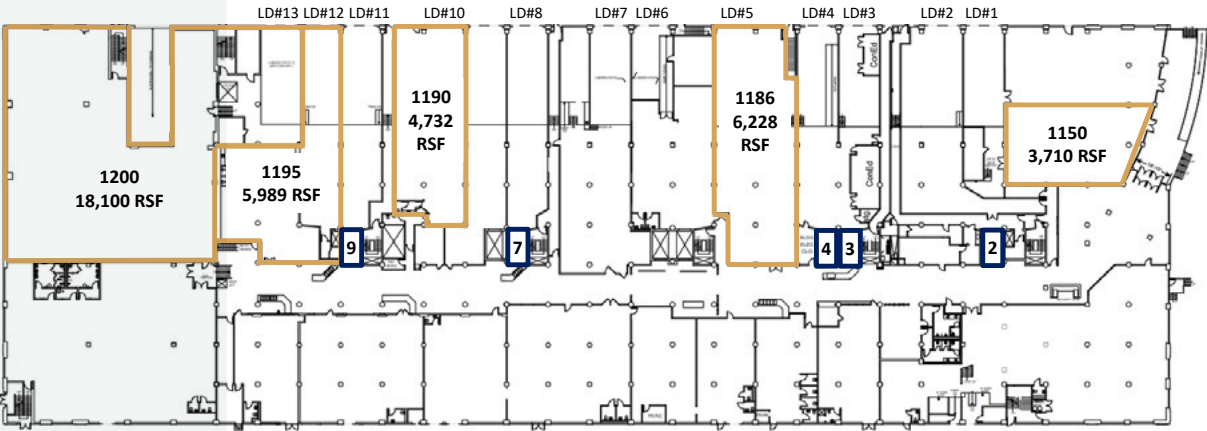
FEATURES

Site Plans

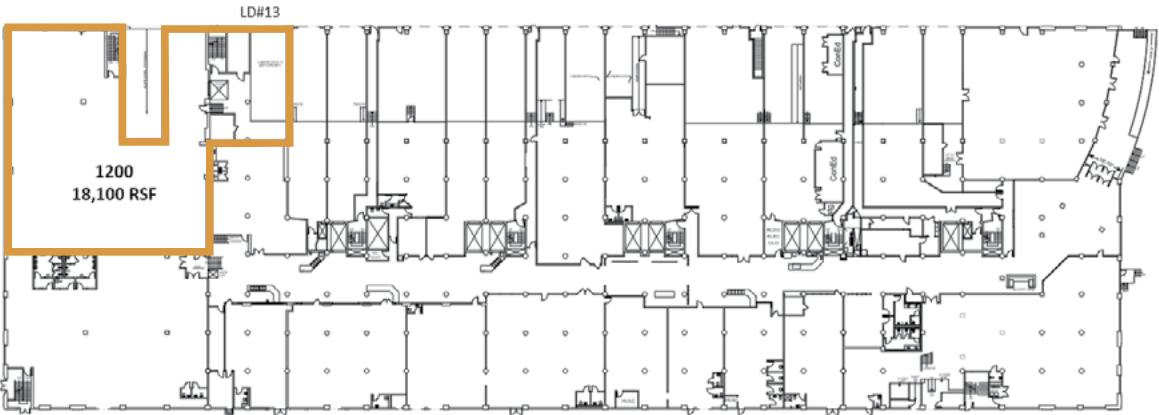
Private Exclusive Loading & Staging Area with Upper Floor Suites

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	-	-



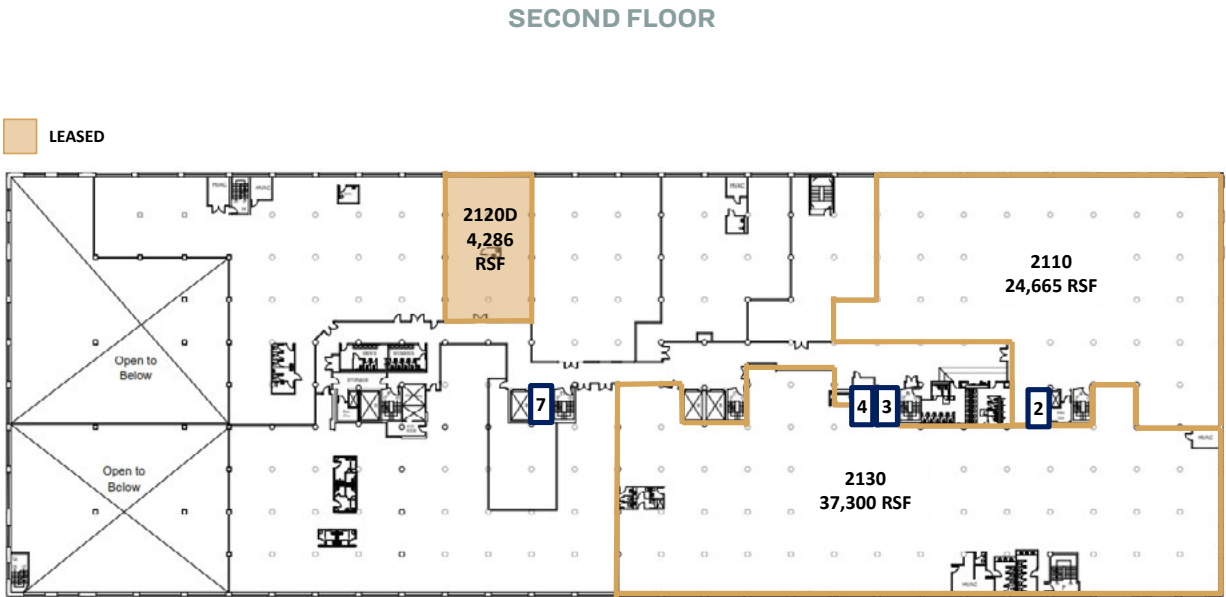
SUITE 1200

- Exclusive Loading Dock
- Ceiling Height: 22'6"
- Available: Now

Site Plans

Private Exclusive Loading & Staging Area with Upper Floor Suites

Possibilities include but are not limited to:

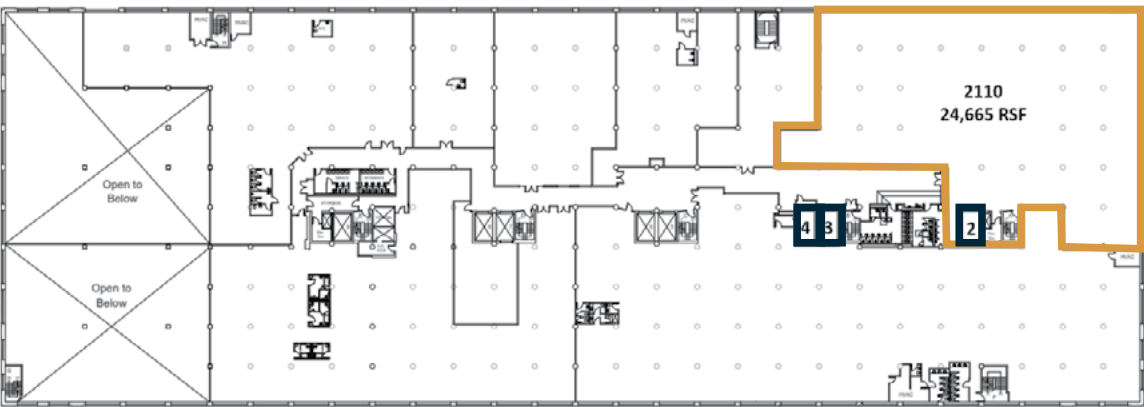


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
2120D	4,286	#8	#7	Leased
2130	37,300	#1, #2, #3, #4	#2, #3, #4	Available
2110	24,665	#1, #2, #3, #4	#2, #3, #4	Available
TOTAL	66,251	-	-	-

GROUND FLOOR



SECOND FLOOR



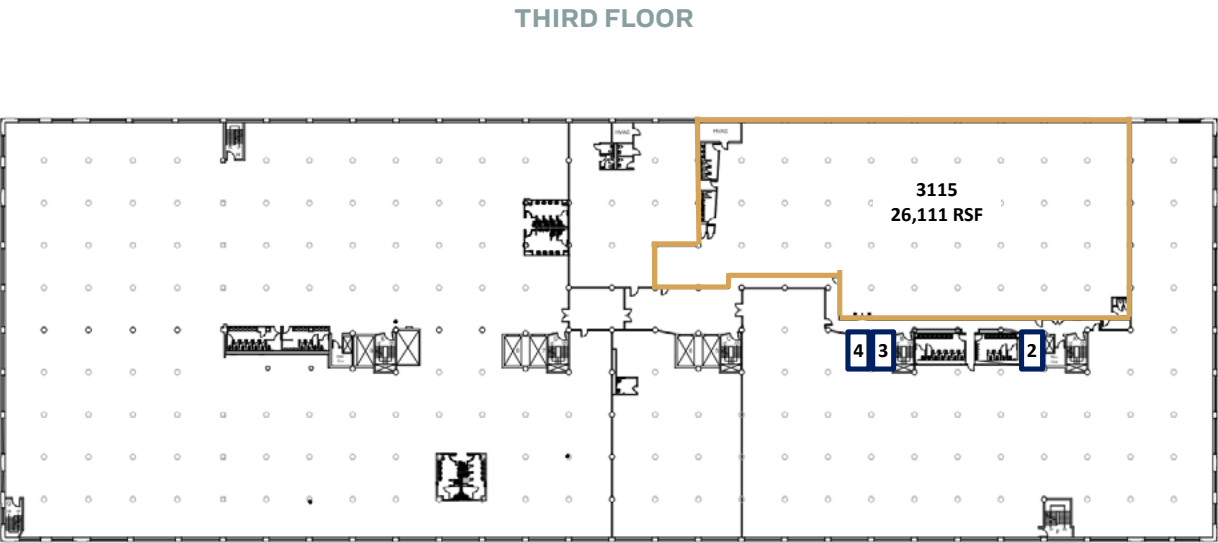
SUITE 2110

- 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:

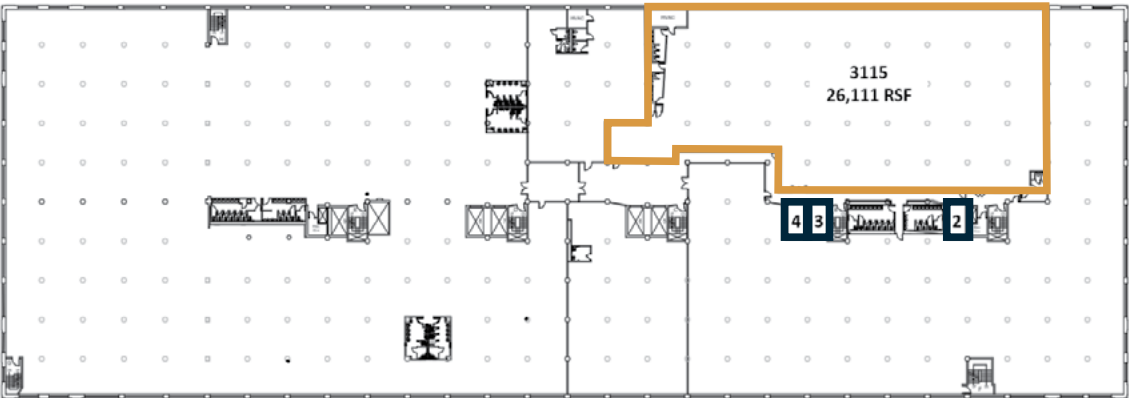


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
3115	26,111	#1, #2, #3, #4	#2, #3, #4	Oct - 24
TOTAL	26,111	-	-	-

GROUND FLOOR



THIRD FLOOR



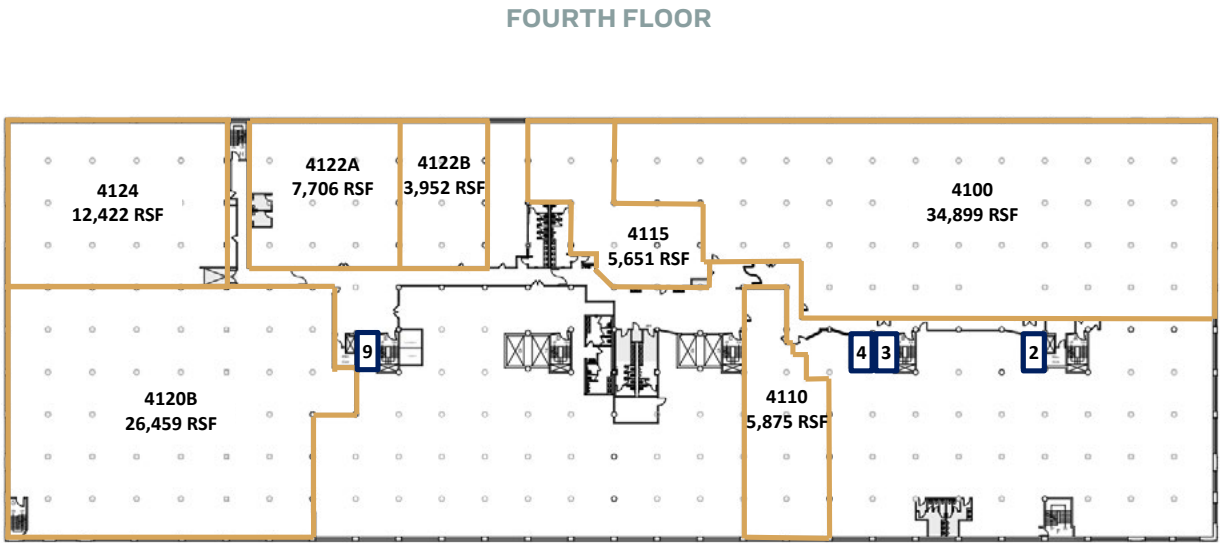
SUITE 3115

- 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:

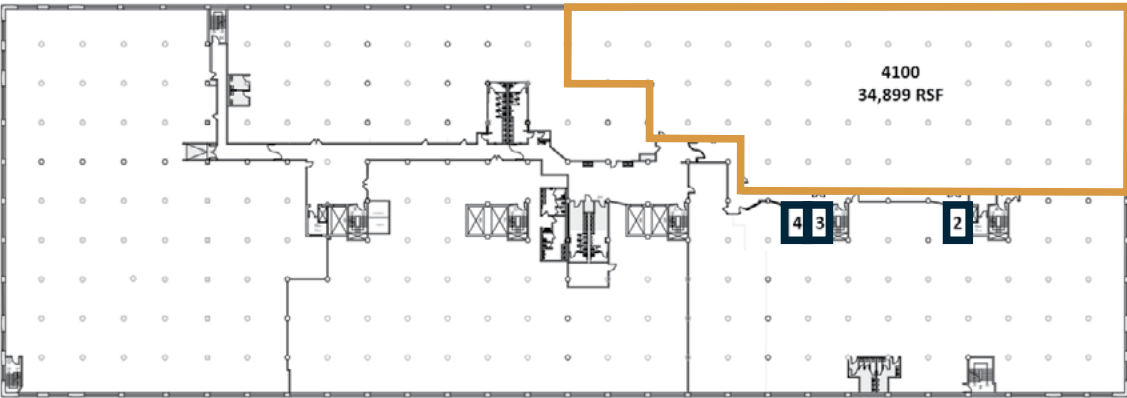


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
4120B	26,459	#11	#9	Available
4124	12,422	#11	#9	Available
4122A	7,706	#11	#9	Available
4122B	3,952	#11	#9	Available
4100	34,899	#1, #2, #3, #4	#2, #3, #4	Oct - 24
4110	5,875	#1, #2, #3, #4	#2, #3, #4	Available
4115	5,651	#1, #2, #3, #4	#2, #3, #4	Available
TOTAL	96,964	-	-	-

GROUND FLOOR



FOURTH FLOOR



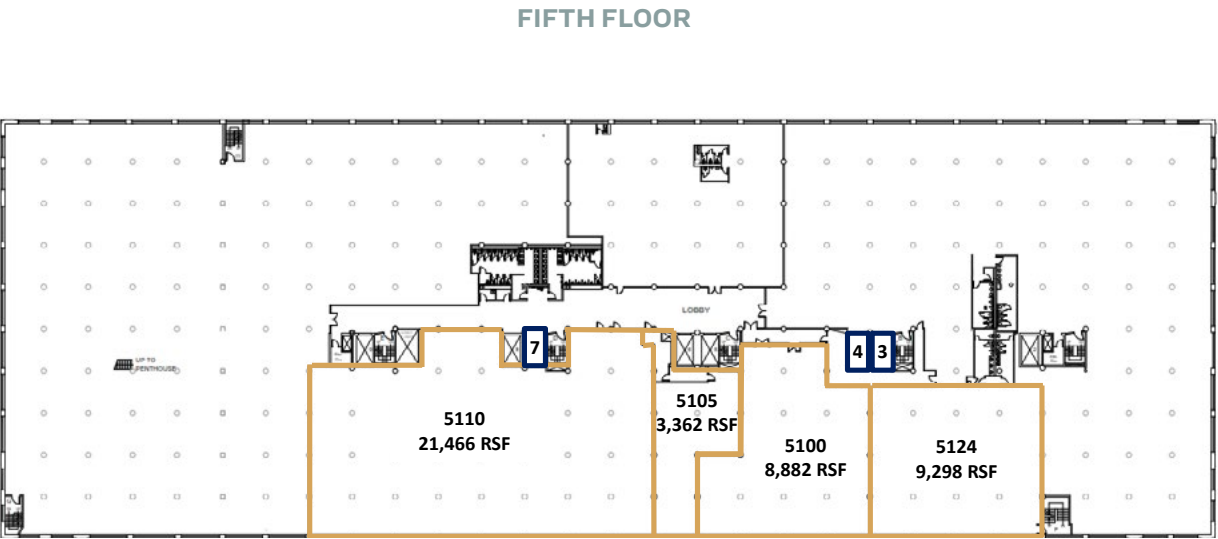
SUITE 4100

- 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:

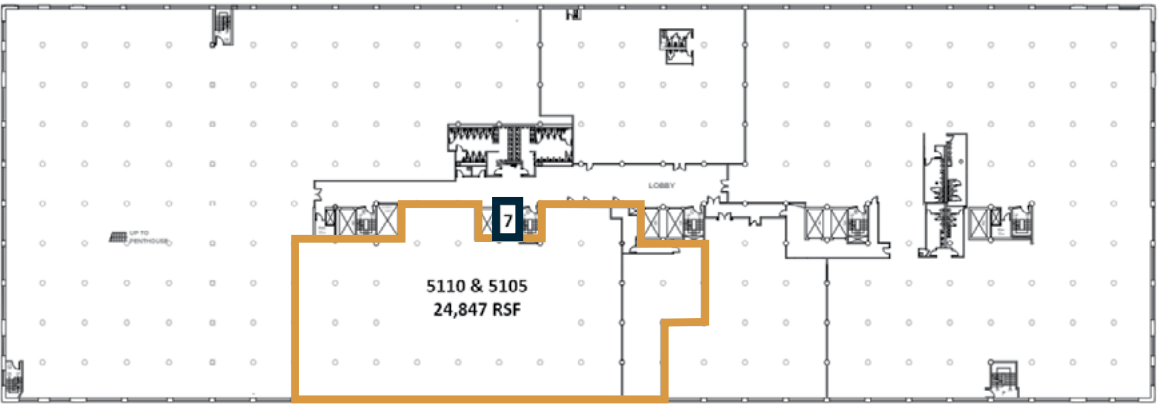


SUITE	SQ. FT.	LOADING DOCK	FREIGHT ELEVATOR	AVAILABLE DATE
5110 & 5105	24,828	#8	#7	Mar - 24
5100	8,882	#3, #4	#3, #4	Available
5124	9,298	#3, #4	#3, #4	Mar - 24
TOTAL	43,008	-	-	-

GROUND FLOOR

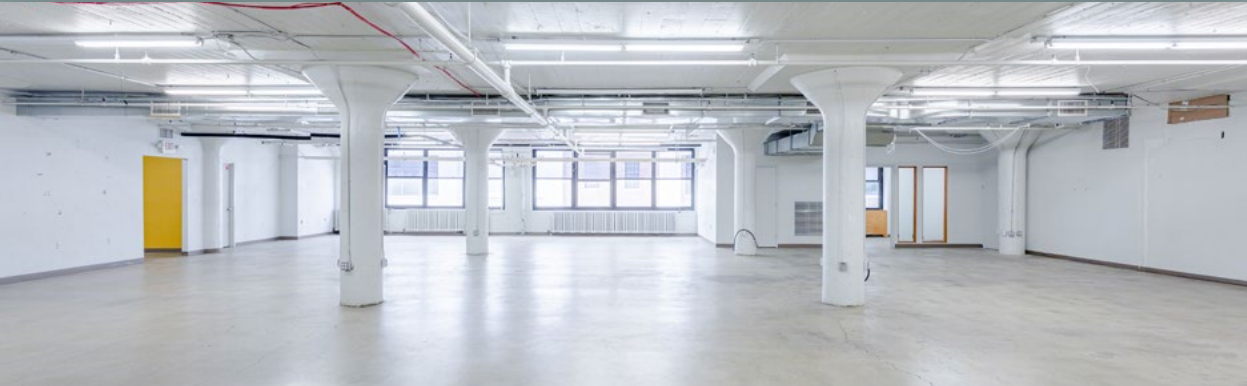


FIFTH FLOOR



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: Mar 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

FOR MORE INFORMATION
ABOUT THIS PROPERTY
CONTACT EXCLUSIVE AGENTS:

DAVID JUNIK

Partner

djunik@pinnacleereny.com

718-371-6406

GEORGE MARGARONIS

Partner

gmargaronis@pinnacleereny.com

718-784-8404

DANIEL TACK

Salesperson

dtack@pinnacleereny.com

718-371-6371

FOR OFFICE REQUIREMENTS
CONTACT CUSHMAN & WAKEFIELD:

KELLI BERKE

kelli.berke@cushwake.com

212-841-7718

JOSH BRANHAM

joshua.branham@cushwake.com

212-698-5625

MITCH ARKIN

mitchell.arkin@cushwake.com

212-841-7522



**PINNACLE
REALTY**
OF NEW YORK, LLC

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

pinnacleereny.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.