



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



18-23 41ST STREET

ASTORIA, NY 11105

2,500 Sq. Ft. For Lease - Best on Market!

State of the Art - New Construction
25 Year ICAP Tax Abatement.

PRICE

Upon Request

TYPE

Warehouse / Industrial



SQUARE FT.
2,500 RSF



ZONING
M1-1



CLEAR HEIGHT
16'



PARCEL ID
802
BLOCK



LOADING
1 Large Drive-In
Door



38
LOT

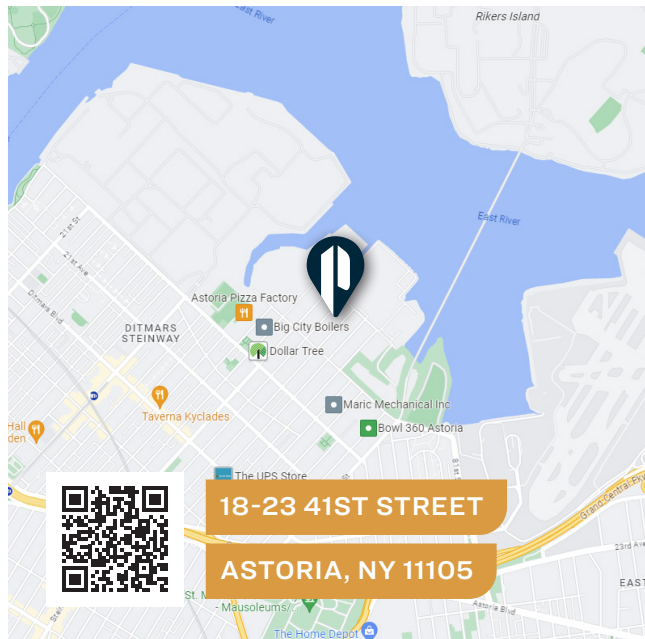
718-784-8282 / PINNACLERENY.COM

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

FEATURES

- Ground Floor Warehouse: 2,500 Sq. Ft.
- 1 Large Drive-In Door
- 16' Ceiling Height
- Fireproof Construction
- Fully Sprinklered
- 400 AMP Electric Service



TRANSPORTATION



STEINWAY STREET
DITMARS BLVD.
LA GUARDIA AIRPORT
GRAND CENTRAL PARKWAY



Q101: 20TH AVE/
42ND ST



**PINNACLE
REALTY**
OF NEW YORK, LLC

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

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



JAMES EGE

Salesperson
jege@pinnaclereny.com
718-371-6423



GEORGE MARGARONIS

Partner
gmargaronis@pinnaclereny.com
718-784-8404