



## 3,525 SQ. FT. MODERN WAREHOUSE & OFFICES

FULLY AIR-CONDITIONED - AVAILABLE IMMEDIATELY @ QUEENSBORO BRIDGE

### FEATURES:

- 3,525 Total Sq. Ft.
  - 2,000 Sq. Ft. Ground Floor
  - 1,525 Sq. Ft. 2<sup>nd</sup> Floor Office
- Drive-In Door
- Private Offices
- Conference Rooms
- Kitchen
- HVAC
- Roof Deck
- Additional Mezzanine Space
- Additional Office Space possible

### NEARBY:

- Long Island Expressway
- Brooklyn-Queens Expressway
- Triboro - R.F.K. Bridge
- Roosevelt Island Bridge
- 59<sup>th</sup> Street Bridge / Queensboro Bridge
- Midtown Tunnel
- Nothern Blvd. / Vernon Blvd.

#### Transportation:

 21<sup>st</sup> St - Queensbridge

 Q103 40<sup>th</sup> Ave / 10<sup>th</sup> St



**LEASE PRICE:**

**\$7,500 Per Month**

**38-34 11<sup>TH</sup> STREET, LONG ISLAND CITY, NY**

**BLOCK: 474**

**LOT: 45**

**ZONING: M1-3**

For Information About This Property  
Contact Exclusive Agents:

**James Ege**, Salesperson  
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# PINNACLE REALTY

OF NEW YORK, LLC

[www.pinnaclereny.com](http://www.pinnaclereny.com)

46-34 11th Street • Long Island City, NY 11101

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