PINNACLE REALTY

NEARBY:

718-784-8541

www.pinnaclereny.com

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

718-784-8282

LONG ISLAND CITY - 5,750 SQ. FT.

EXCEPTIONAL LOCATION @ BRIDGE, TUNNEL, SUBWAY & LIRR

FEATURES:

Ultra - Modern Construction Long Island Expressway (495) Fireproof . Brooklyn-Queens Expressway (287) 20' Ceiling Height • **Oueens Midtown Tunnel** Clear Span - No Columns 2 Drive-In Doors . 59th Street Bridge Street-to-Street access Ground Floor: 4,500 Sq. Ft. **Transportation:** 2nd Floor: 1,250 Sq. Ft. A/C Offices Hunters Point • ICAP Tax Abatement • Long Island Rail Road (Hunters Point Ave) **Occupancy Spring 2020** Q67 - 49th Ave / 25th St Artist Conceptual Rendering 23-57 BORDEN AVENUE, LONG ISLAND CITY, NY **LEASE PRICE:** \$150,000.00 Per Annum **BLOCK:** 105 LOT: 22 **ZONING:** M3-2 James Tack, Partner George Margaronis, Partner For Information About This Property jtack@pinnaclereny.com gmargaronis@pinnaclereny.com Contact Exclusive Agents:

718-784-8404

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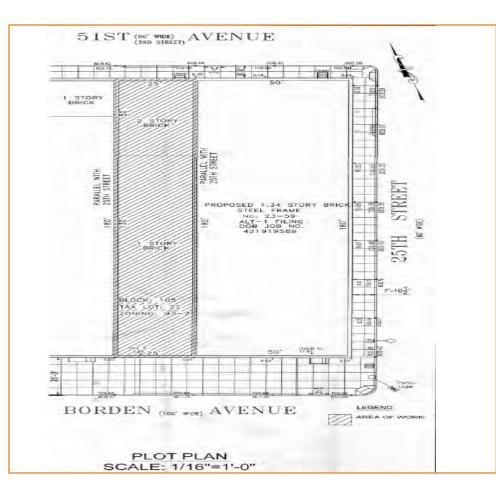


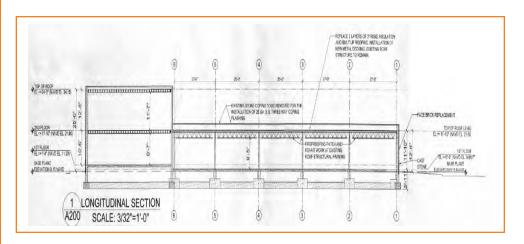
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.