



17,500 SF 1-STORY BUILDING @ 7 TRAIN

10,000 SF HIGH-CEILING WAREHOUSE W/ 7,500 SF FINISHED OFFICE SPACE

BEST LONG ISLAND CITY LOCATION!

FEATURES:



17,500 SQ. FT. 1-STORY BUILDING

- **7,500 Sq. Ft. Offices**
 - ADA Accessible
 - Lobby / HVAC
 - Executive Offices
 - Conference Room
 - Bullpen area
 - Security System
 - Wired for High Speed Fiber Optic Internet
 - Private and Common Restrooms
- **10,000 Sq. Ft. Warehouse**
 - 18' Ceilings
 - 2 Large Drive-In Doors
 - Gas Heaters / Heavy Power

NEARBY:

- Northern Blvd. / Queens Blvd.
- Queensboro / 59th Street Bridge
- Long Island Expressway
- Brooklyn-Queens Expressway

Transportation:

-  33rd St / Rawson St
-  Q32 Q60 Queens Blvd./35th St



LEASE PRICE:

\$475,000 Per Year

43-23 35TH STREET, LONG ISLAND CITY, NY

BLOCK: 222

LOT: 17

ZONING: M1-4

For Information About This Property
Contact Exclusive Agents:

James Ege, Salesperson
jege@pinnaclereny.com
718-371-6423

Paul Bralower, Associate Broker
pbralower@pinnaclereny.com
718-371-6402

Brendan Burke, Associate Broker
bburke@pinnaclereny.com
718-371-6403



PINNACLE REALTY

OF NEW YORK, LLC

www.pinnaclereny.com

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

718-784-8282

Office Interior





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Warehouse





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