

PRIME ASTORIA STUDIOS / STEINWAY STREET AREA

# 35-10 36<sup>TH</sup> AVENUE ASTORIA, NY 11106

ULTRA - MODERN LIGHTING THROUGHOUT



**24,000 SF AVAILABLE FOR LEASE**

- BLOCK / LOT:** 635 / 33
- SIZE:** 24,000 SF  
• AVAILABLE DIVISIONS OF 8,000 SF
- COLUMN SPAN:** 20' x 20'
- FIREPROOF:** 100 %
- SPRINKLERED:** FULLY
- HEAT:** TENANT-CONTROLLED GAS SYSTEM
- POWER:** HEAVY
- LOADING:** DIRECT TAILBOARD
- PARKING:** 10 CARS

**2 BLOCKS TO M N R W SUBWAYS,  
BANKS, AND RESTAURANTS**

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE AGENT:**

# 718-786-5050

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-



## LARRY REIFF

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Broker Cooperation Encouraged

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