

www.pinnaclereny.com

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

718-784-8282

18,750 SF BUILDING IN THE HEART OF LIC BEST LIC LOCATION @ COURT SQUARE SUBWAY (BETWEEN 59TH STREET BRIDGE & MIDTOWN TUNNEL)

FEATURES:

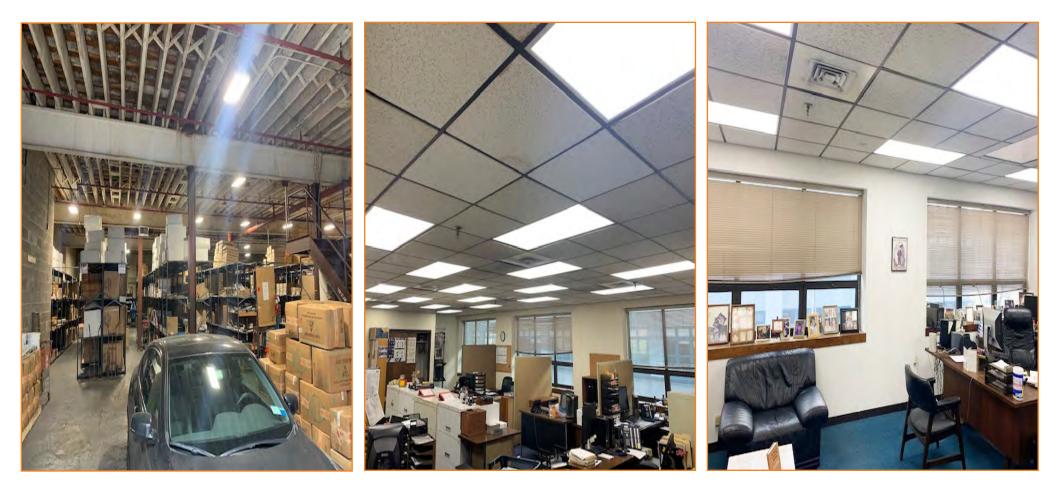
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Silvercup Studios ٠ 18,750 Sq. Ft. Building Main Post Office LIC 15,000 Sa. Ft. Ground Floor Queensboro Bridge 2 F.A.R. = 30,000 Buildable Sq. Ft. as Of Right Midtown Tunnel Jackson Avenue Oil Heat 2 Drive-In Doors 3,750 Sq. Ft. 2nd Floor Office . **Transportation:** Gas Heat ٠ Court Sq.-23rd St Station 400 AMPS • TR 16' Ceilings G 21 Street-Van Alst Station New Lighting Throughout **Queens Plaza Station 2021 OCCUPANCY SALE PRICE:** \$11,250,000.00 21-21 44TH ROAD, LONG ISLAND CITY, NY **BLOCK:** 439 LOT: 8 **ZONING:** M1-4 James Ege, Salesperson **Decio Baio**, Partner For Information About This Property jege@pinnaclereny.com dbaio@pinnaclereny.com **Contact Exclusive Agents:** 718-371-6423 718-784-8436

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