



PINNACLE REALTY
OF NEW YORK, LLC

35,400 SF NEW CONSTRUCTION-STATE-OF-THE-ART FLEX BUILDING FOR LEASE
PRIME ASTORIA LOCATION - IDEAL CORPORATE HEADQUARTERS



18-39 41ST STREET, ASTORIA, NY 11105

**FOR INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:**

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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.

FEATURES:

- 35,400 Sq. Ft. - *Divisible*
- 12,000 Sq. Ft. Ground Floor 1
 - 12.6' Ceiling Height
- 13,000 Sq. Ft. Ground Floor 2
 - 15' Ceiling Height
- 10,400 Sq. Ft. 3rd Floor Office - HVAC
 - 10' Ceiling Height
- 2 Drive-In Doors - Direct to GF1 & GF2
- M1-1 Zoning
- Fully Sprinklered
- Rooftop Available
- Passenger / Freight Elevator 8' x 8' - 5,000 lbs
- Private Entrance

OCCUPANCY JANUARY 2021

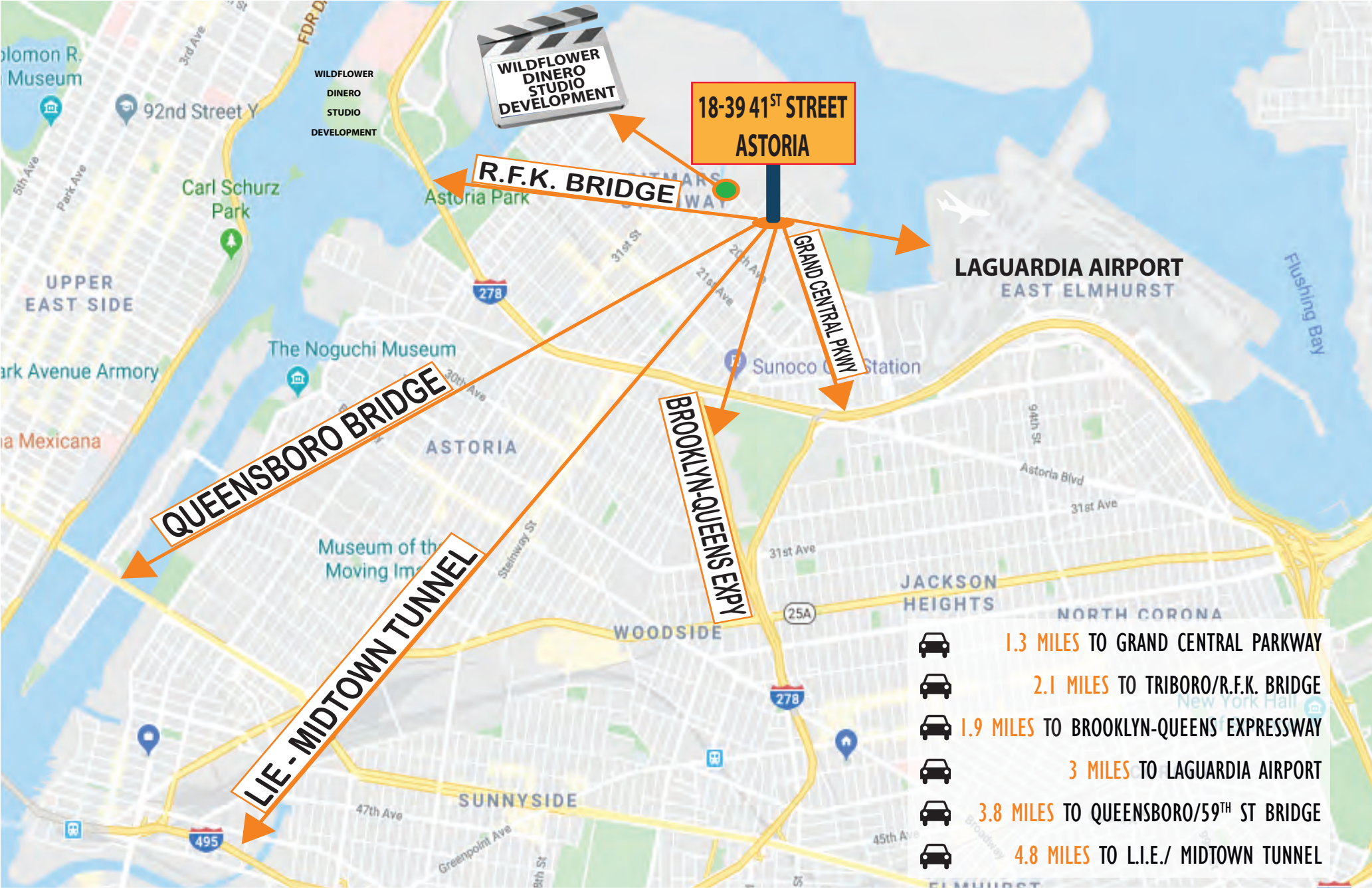
SUITABLE USES:

- LOGISTICS / PICK & PACK
- CREATIVE / FILM / TV INDUSTRY
- SALES & SERVICE
- ART STORAGE / GALLERY / STUDIOS
- LIFE SCIENCES / BIO TECH
- CONVENTIONAL DISTRIBUTION / WAREHOUSE

NEARBY:

- 2 Blocks from Wildflower / Deniro Film - TV Studio Development
- Adjacent to Newly Renovated Historic Steinway Mansion and Steinway Park Development
- Banks, Entertainment, Restaurants
- Grand Central Parkway
- LaGuardia Airport
- Brooklyn-Queens Expressway

LOCATION TRAVEL TIMES



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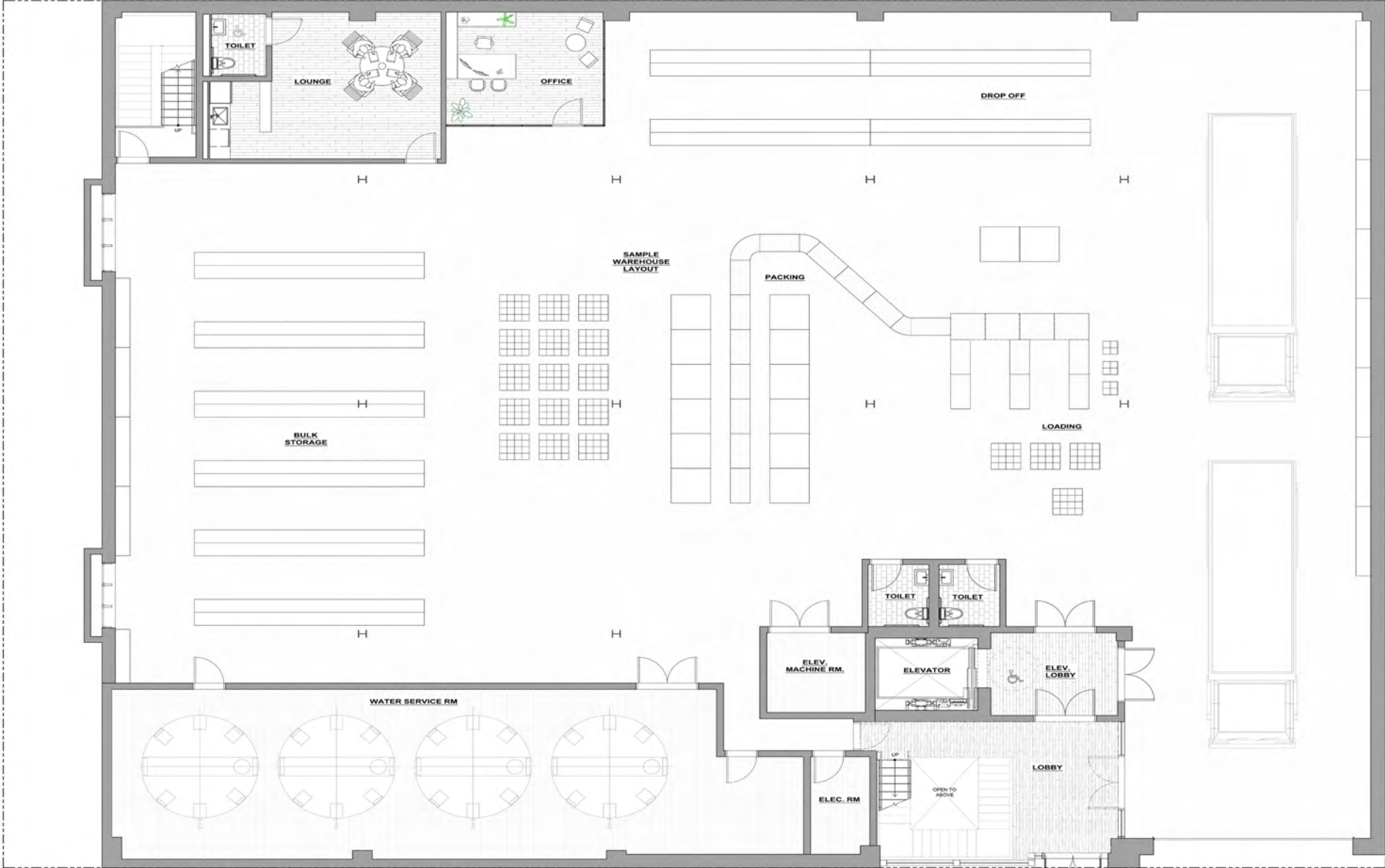
INTERIOR PHOTO



Artist Conceptual Redndering

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GROUND FLOOR 1 SITE PLAN



All dimensions approximate.

GROUND FLOOR 1
SCALE: 3/16"=1'-0"

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GROUND FLOOR 1 INTERIOR PHOTO

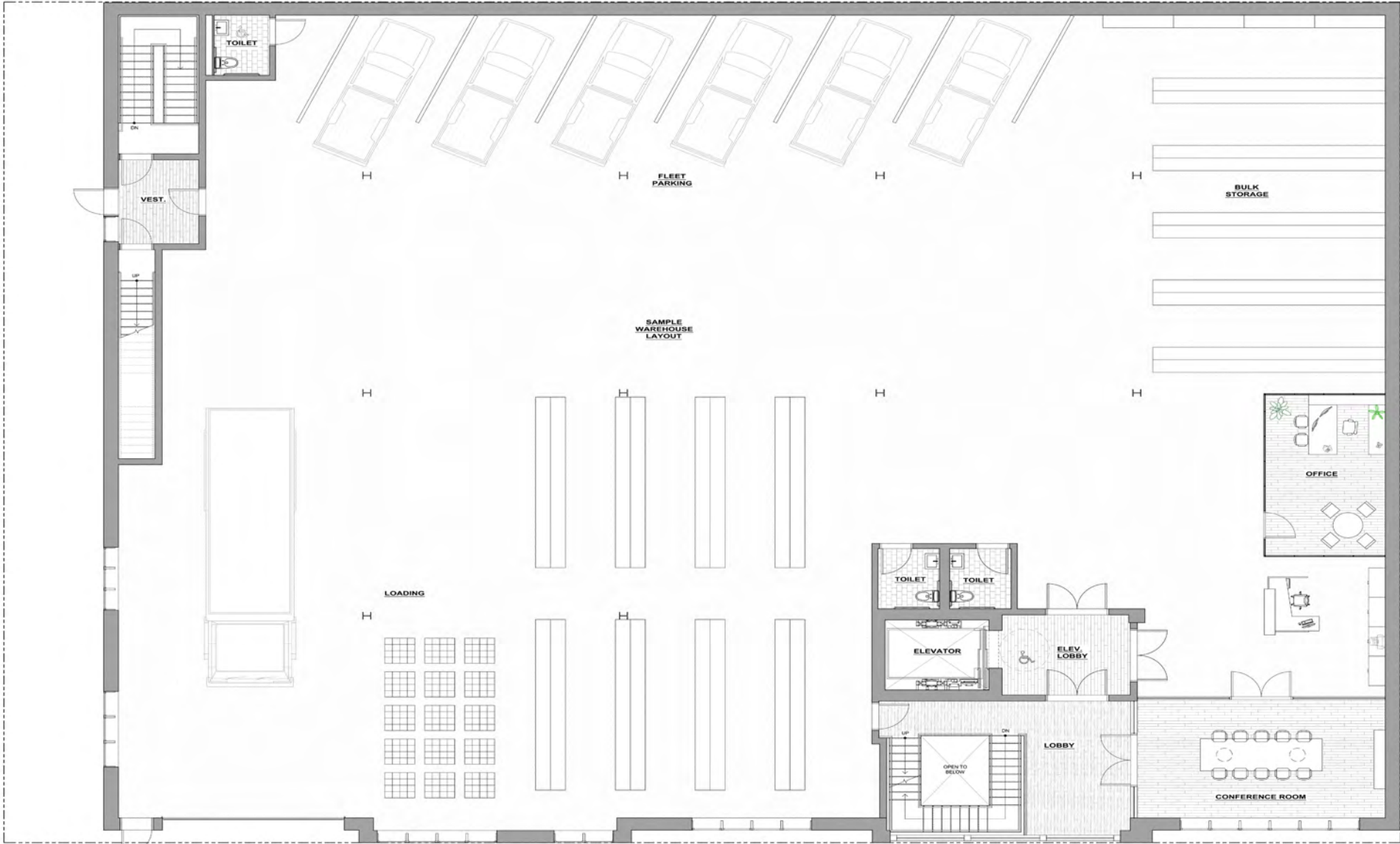


Artist Conceptual Redndering



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GROUND FLOOR 2 SITE PLAN



All dimensions approximate.

GROUND FLOOR 2
SCALE: 3/16"=1'-0"

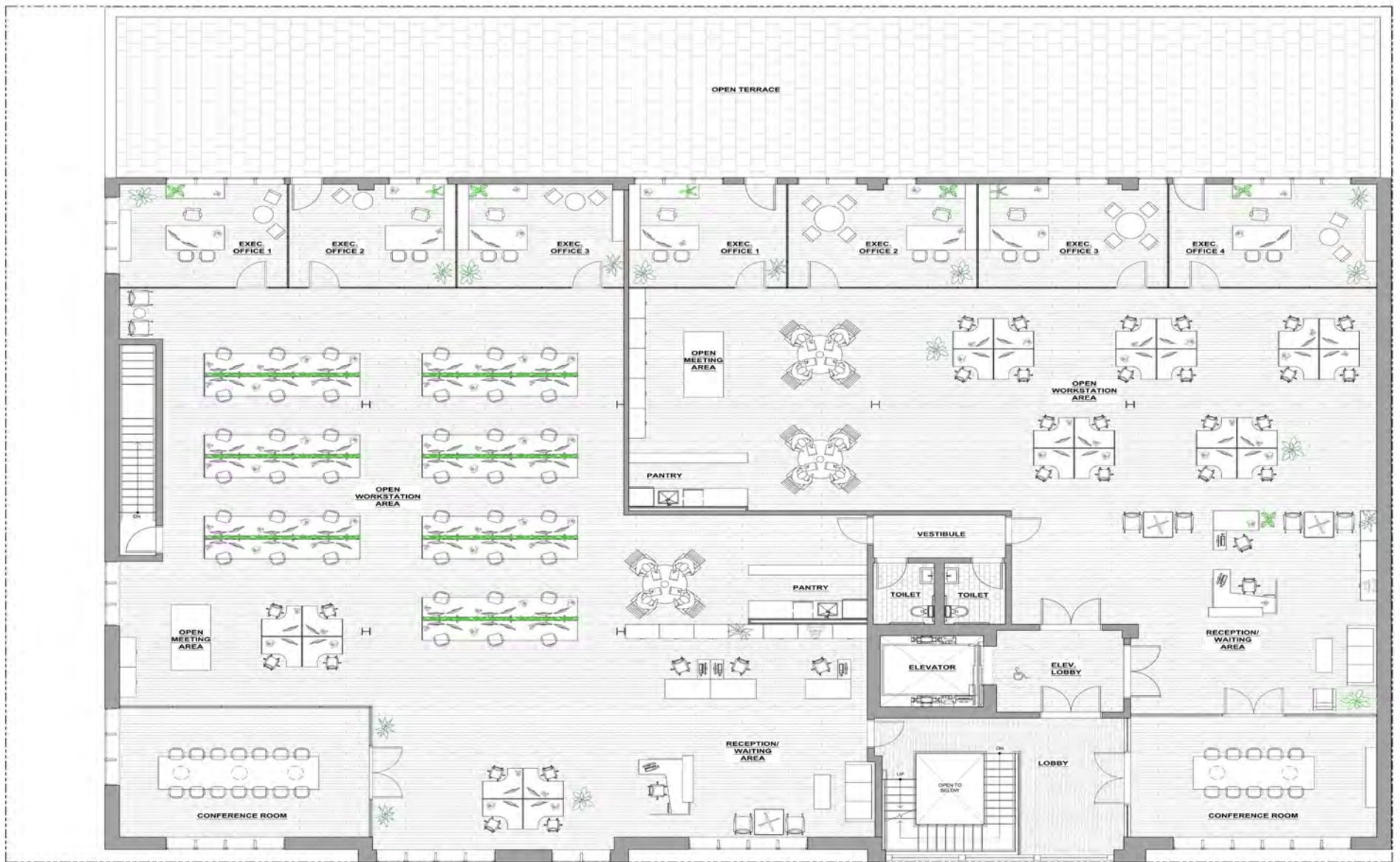
GROUND FLOOR 2 INTERIOR PHOTO



Artist Conceptual Rendering

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FLOOR 3 SITE PLAN



All dimensions approximate.

FLOOR 3
SCALE: 3/16"=1'-0"

FLOOR 3 INTERIOR PHOTO



Artist Conceptual Rendering

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FLOOR 3 INTERIOR PHOTO



Artist Conceptual Rendering

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ARCHITECTURE

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ROOF LEVEL SITE PLAN

