



# 47-27 36TH STREET

BETWEEN 47-48 AVE  
LONG ISLAND CITY

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- DIRECT LEASE
- AVAILABLE IMMEDIATELY
- ROOF DECK VIEWS OF MANHATTAN
- DIRECT METERED UTILITIES
- 30 FT WIDE DRIVE-IN
- 14 FT WIDE EXTERIOR TAILBOARD



**42,000**  
**SQUARE FEET**  
(WILL CONSIDER DIVIDING)



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## GENERAL BUILDING INFORMATION

- 3-story building
- Fireproof and fully sprinklered building
- Built in 2004
- One passenger elevator
- One freight elevator 8000 lbs (8' 3" X 9' 9")
- Electrical power 2500 amps
- Gas heat
- Operational tilt up windows
- One 14' wide exterior tailboard
- One 30' wide drive-in (30' X 97' 9")

## ROOF DECK WITH VIEWS OF MANHATTAN



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## GENERAL BUILDING INFORMATION



### FIRST FLOOR 1<sup>ST</sup> FLOOR 19,559 SF

Ceiling heights  
17' to the deck 15' clear

2 bathrooms  
1 for drivers & 1 for warehouse

Level floors  
2 roll-up doors  
between loading area  
from warehouse

Air conditioning  
Lobby & reception room

Warehouse heat only



### SECOND FLOOR 2<sup>ND</sup> FLOOR 15,553 SF

Ceiling heights  
16' to the deck 14' clear

4 ADA bathrooms

Level floor

Fully HVAC

Fluorescent lighting throughout

Kitchen

Dropped ceilings  
68' X 76' (sample room)



### THIRD FLOOR OFFICE DESIGN ROOM 3<sup>RD</sup> FLOOR 6,888 SF

Great views

Three bathrooms

Men's 1 stall

Women's 4 stalls

Executive has a shower

Wood floor throughout

Kitchen

HVAC has 5 zones

Two accessible roof decks

Third floor consist of open  
space plus

Conference room 20' X 31'

Private Office 23'6" X 34'

Private Office 23'6" X 20'6"

Executive Office 26' X 20'6"  
(with private bathroom & shower)

Bullpen 26' X 33'



Building Lobby

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## PHOTOGRAPHY



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



Drive-in | Loading Area



Tailboard Loading Dock

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## PHOTOGRAPHY



3<sup>rd</sup> Floor



3<sup>rd</sup> Floor | Elevator



3<sup>rd</sup> Floor | Conference Room

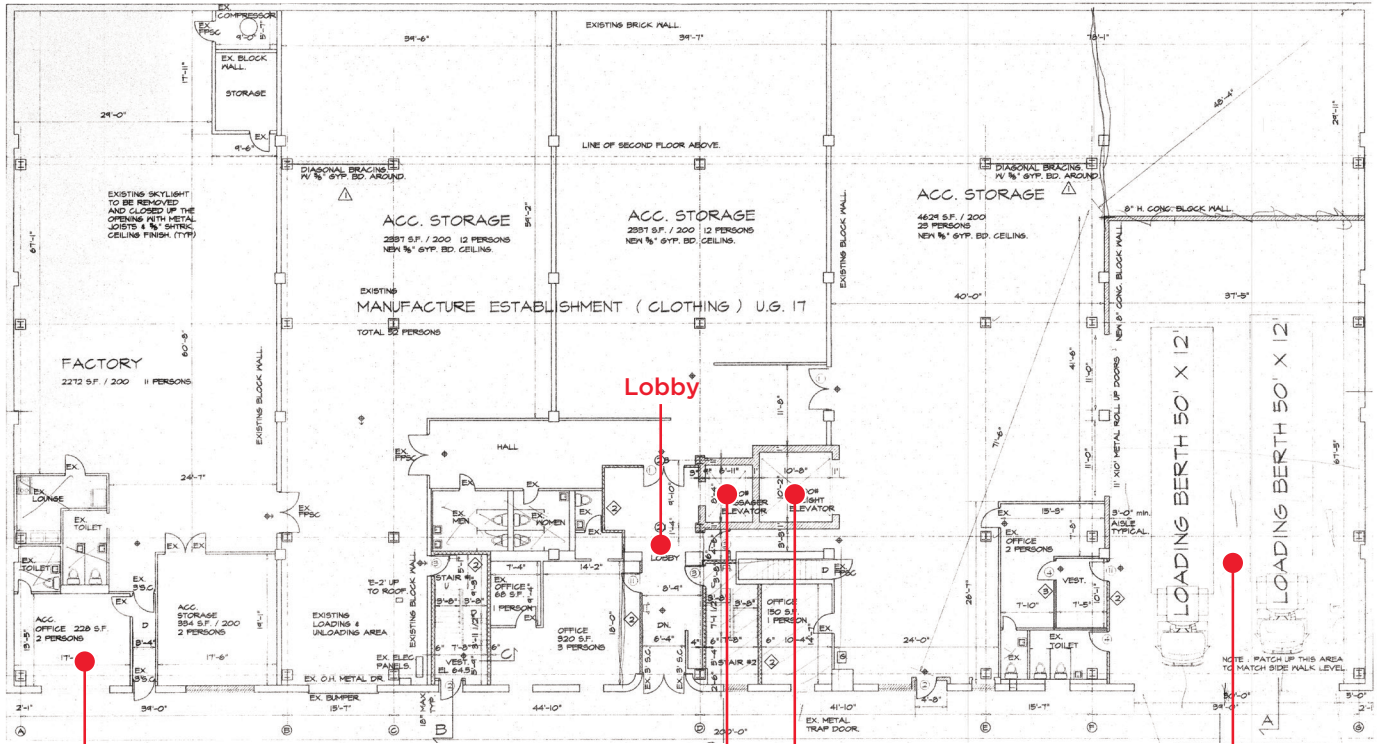
# 47-27 36TH STREET

## BETWEEN 47-48 AVE



### FLOORPLAN

#### 1<sup>ST</sup> FLOOR 19,559 RSF



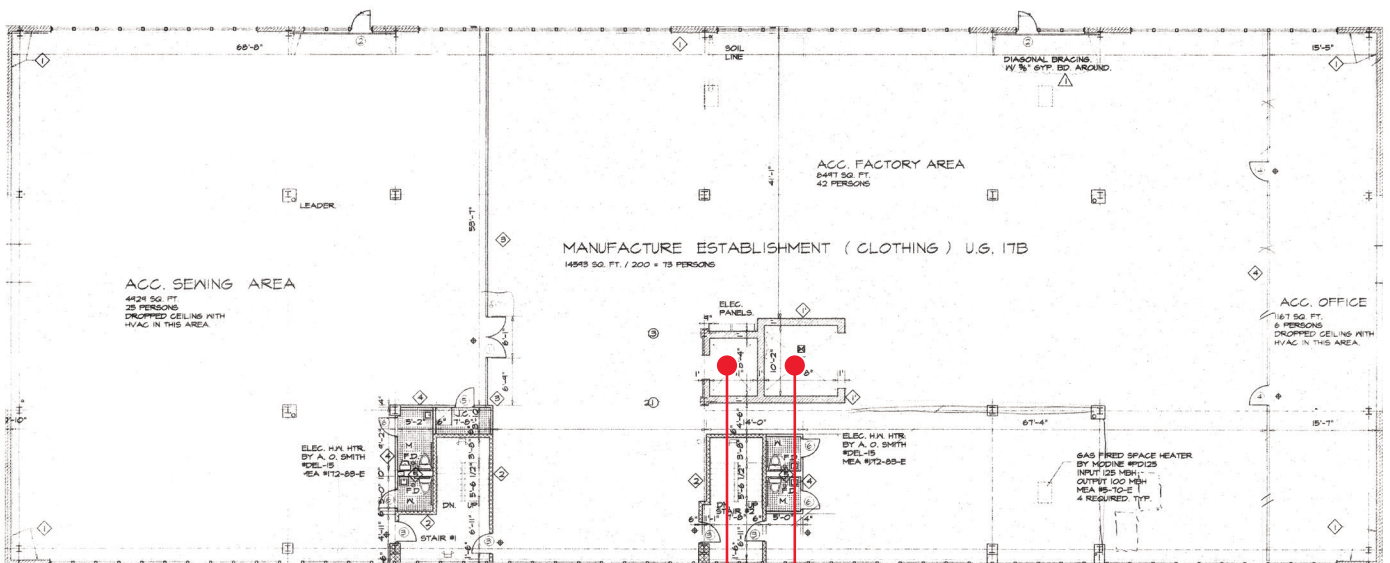
14 ft Wide Tailboard

Passenger Elevator

Freight Elevator

30 ft Wide Drive-in

#### 2<sup>ND</sup> FLOOR 15,553 RSF



Passenger Elevator

Freight Elevator

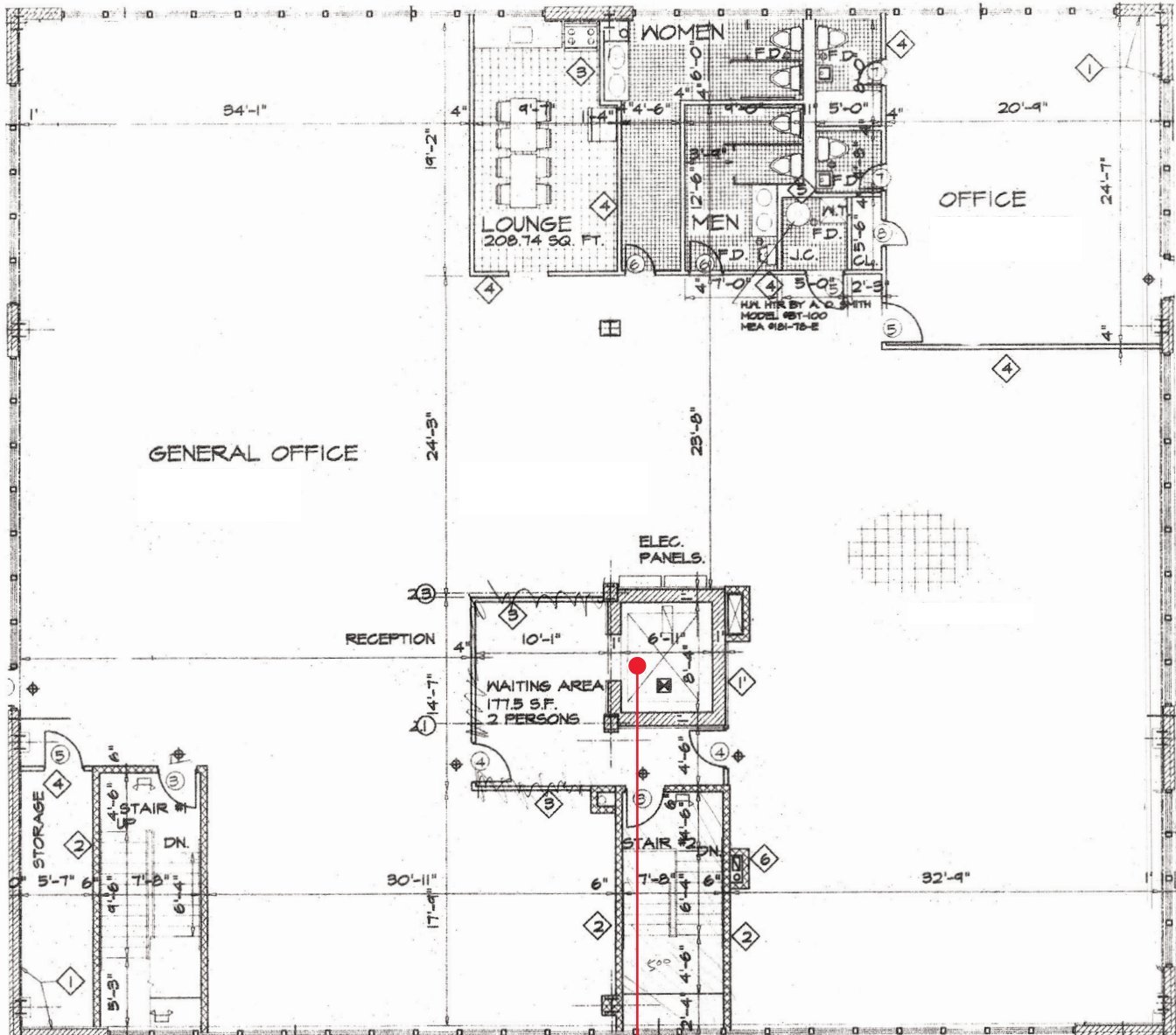
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## FLOORPLAN

3<sup>RD</sup> FLOOR 6,888 RSF



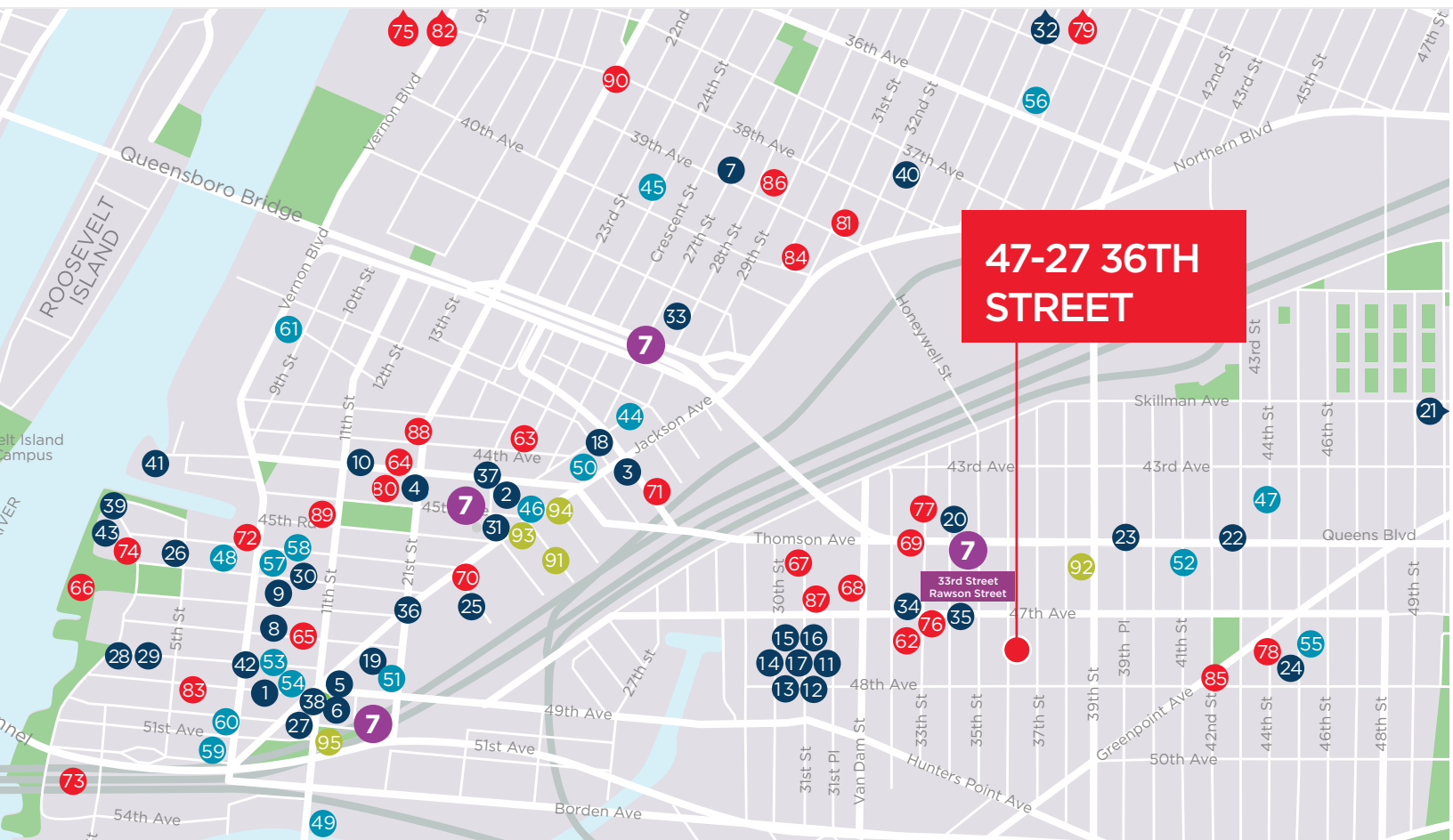
Passanger  
Elevator

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## AMENITIES





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## AMENITIES

### RESTAURANTS/COFFEE

- 1 Casa Enrique
- 2 LIC Market
- 3 Toby's Estate
- 4 The Mill
- 5 Sweetleaf
- 6 Hibino
- 7 Crescent Grill
- 8 Corner Bistro
- 9 Alobar
- 10 John Brown Smokehouse
- 11 Papillon Bistro
- 12 Two Boots Pizza
- 13 Juice Press
- 14 Doughnut Plant
- 15 L'Arte del Gelato
- 16 Stolle Bakery
- 17 Sans Bakery
- 18 M. Wells Steakhouse
- 19 Mu Ramen
- 20 Sweet & Sara
- 21 The Alcove
- 22 Caffè Bene
- 23 Dazies
- 24 I Love Paraguay
- 25 M. Wells Dinette
- 26 Sweetleaf Cocktails
- 27 Cafe Henri
- 28 Shi
- 29 Skinny's Cantina
- 30 Manducatis Rustica
- 31 The Burger Garage
- 32 The Astor Room

- 33 Resobox
- 34 Van Dam Diner
- 35 Bobby Spot Nuvo Cafe
- 36 Manducatis
- 37 Il Falco
- 38 Manetta's
- 39 Blend on the Water
- 40 Astoria Seafood
- 41 Anable Basin Sailing Bar & Grill
- 42 Slice
- 43 Maiella

### BARS & BREWERIES

- 44 The Beast Next Door
- 45 LIC Beer Project
- 46 The Shannon Pot
- 47 Bar 43
- 48 Rockaway Brewing Co.
- 49 Transmitter Brewing
- 50 Dutch Kills
- 51 The Creek and the Cave
- 52 The Courtyard AleHouse
- 53 The Standing Room
- 54 Dominie's Hoek
- 55 Greenpoint Lounge
- 56 Studio Square Beer Garden
- 57 L.I.C. Bar
- 58 The Gutter
- 59 Alewife
- 60 Domaine bar a vins
- 61 Big Alice Brewing

### CULTURE/HEALTH & WELLNESS

- 62 Indoor Extreme Sports Paintball & Laser Tag
- 63 The Secret Theatre
- 64 The Cliffs at LIC
- 65 The Yoga Room
- 66 Gantry State Park Plaza
- 67 Bard Early Colleges
- 68 LaGuardia Community College
- 69 Long Island City YMCA
- 70 MoMA PS1
- 71 Sculpture Center
- 72 LIC Flea & Food
- 73 LIC Landing
- 74 Pepsi-Cola Sign
- 75 Socrates Sculpture Park
- 76 City Ice Pavilion
- 77 CityView Racquet Club
- 78 Queens Library at Sunnyside Library
- 79 Museum of the Moving Image
- 80 Dorsky Gallery
- 81 Fisher Landau Center for Art
- 82 The Noguchi Museum
- 83 The Chocolate Factory Theater
- 84 Flux Factory
- 85 Thalia Spanish Theatre
- 86 Space Gallery
- 87 Laguardia Performing Arts Center
- 88 Local Project Art Space
- 89 BrickHouse Ceramic Art Center
- 90 Queens Library at Long Island City

### BANKS

- 91 Bank of America
- 92 Citibank
- 93 Santander Bank
- 94 Citibank

## LOCATION



**47-27 36TH  
STREET**

### CONNECTIVITY/TRANSIT:

Direct access to midtown Manhattan, Brooklyn, Roosevelt Island, Bronx and Long Island

#### Midtown Manhattan/Grand Central

23 minutes via 

#### Penn Station

34 minutes via 

#### Port Authority

27 minutes via 

#### East 34th Street

38 minutes via ferry 

#### Cornell Tech (Roosevelt Island)

17 minutes via ferry, subway or car

#### LGA Airport

13 minutes via car / 35 minutes via public transit

#### JFK Airport

30 minutes via car

NYC Ferry Service: **Hunters Point South, Long Island City (Gantry Plaza State Park), Astoria**

### FOR MORE INFORMATION, PLEASE CONTACT:

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