



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



41-18 BERRIAN BLVD,

ASTORIA, NY 11105

High-Ceiling Astoria Warehouse Plus Parking For Sale

Climate-Controlled Throughout
the Majority of the Facility

Type

Warehouse / Industrial



SQUARE FOOT

27,003^{SF}



ZONING

M1-1



CLEAR HEIGHT

16' - 24'



PARCEL ID

802

BLOCK



LOADING

2 DRIVE-IN DOORS

3 LOADING DOCKS



41

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

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.

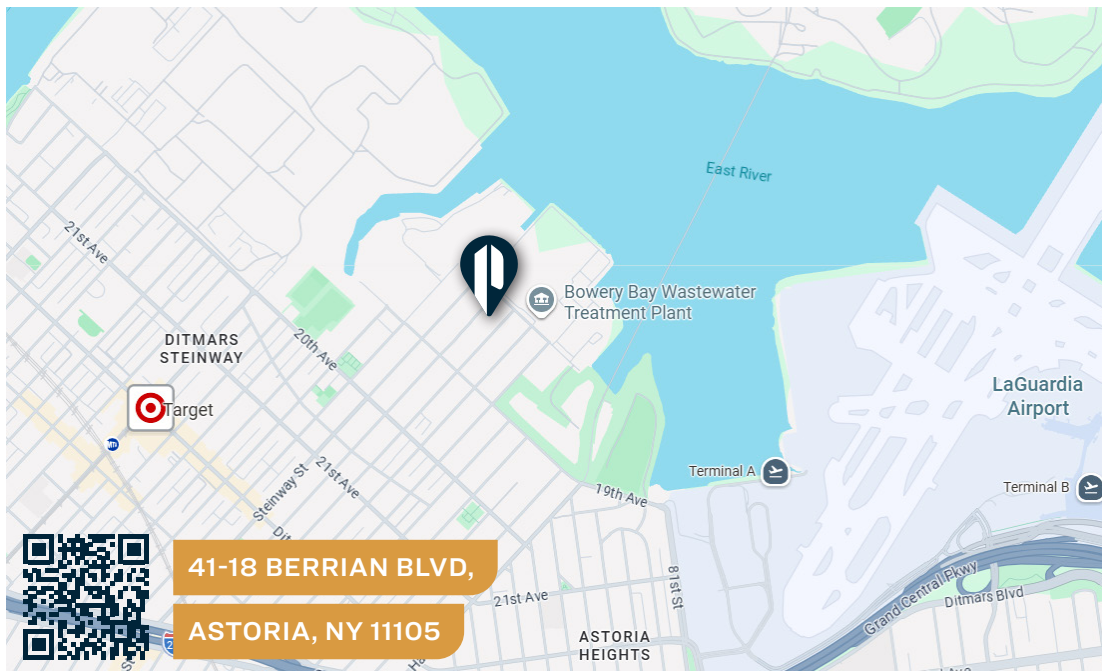
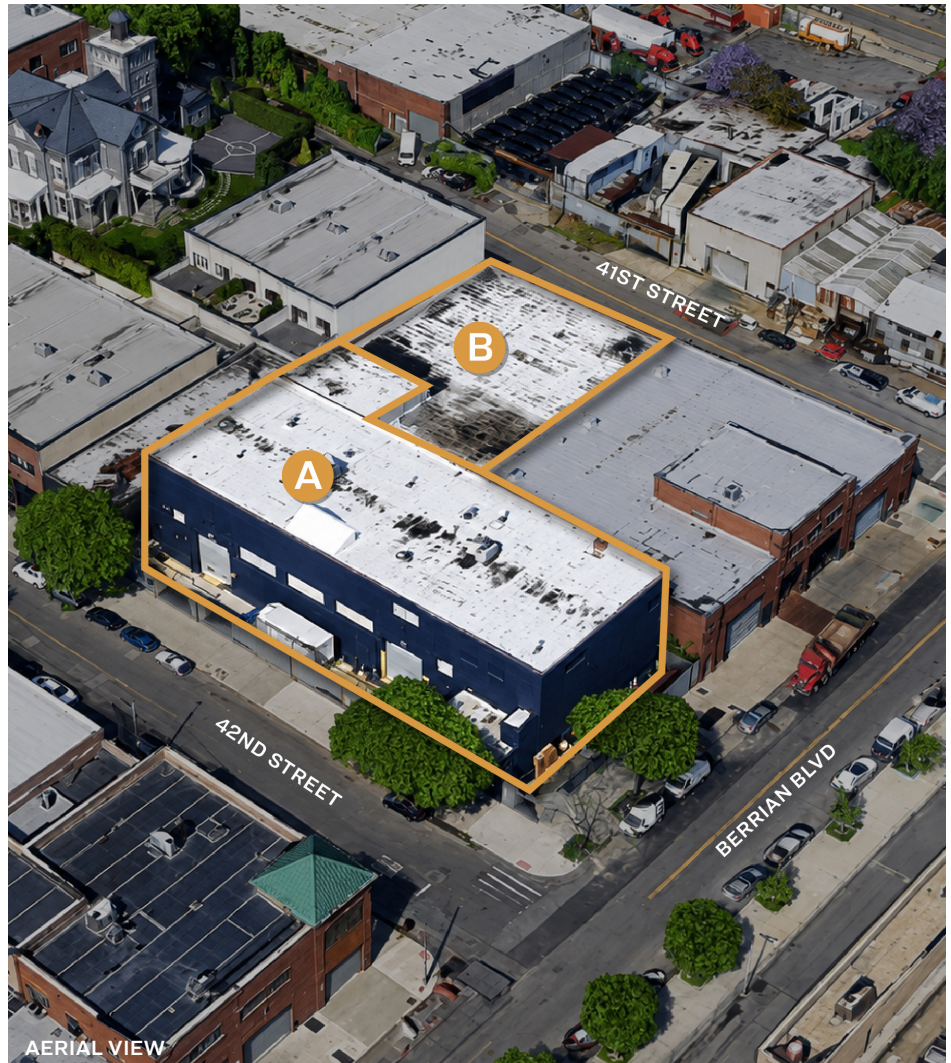
Property Overview

Features

- 24,800 Sq. Ft. Warehouse

2 Sections

- A** 15,500 Sq. Ft.
 - 24 Ft. Ceilings
 - 3 Loading Docks
 - Heavy Power
 - Approx. 3,000 Sq. Ft. of Secure off Street Loading and Parking
 - Gas Heat
 - Leased Until 10/28, 3 Year Option
- B** 9,300 Sq. Ft.
 - 16 Ft. Ceilings
 - 2 Drive-In Doors
 - Gas Heat
 - Heavy Power
 - Leased Until 12/27



TRANSPORTATION

- N W** ASTORIA - DITMARS BLVD
- GRAND CENTRAL PKWY
BROOKLYN QUEENS EXPY
- LAGUARDIA AIRPORT
- Q100: 20TH AVE/STEINWAY STT

PICTURES



INTERIOR | SECTION A



INTERIOR | SECTION B



EXTERIOR SECTION B



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