



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



43-01 39TH STREET

LONG ISLAND CITY, NY 11104

# 12,500 Sq. Ft. Warehouse for Sale or Lease

Prime Corner Location in the  
Heart of LIC at **7** Train

Type  
**Warehouse / Industrial**



SQUARE FOOT  
**12,500<sub>RSF</sub>**



ZONING  
**M1-4**



CLEAR HEIGHT  
**14'**



PARCEL ID  
**191**  
BLOCK



LOADING  
**3 DRIVE-IN DOORS**



**20**  
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.



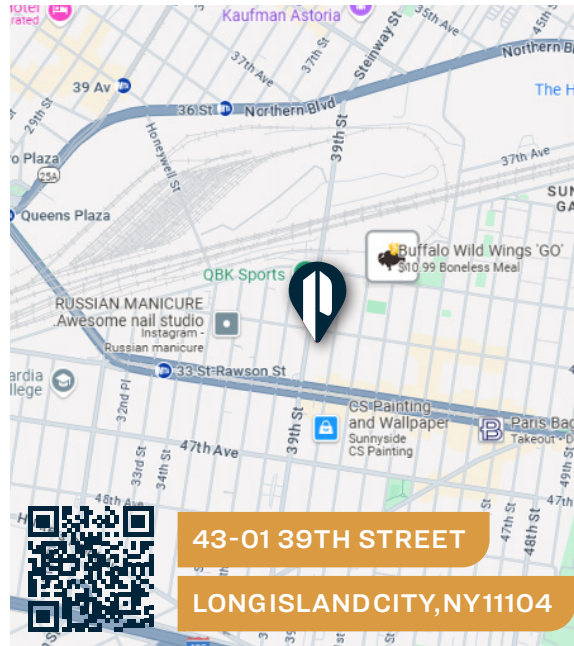
# Property Overview

## Features

- 12,500 Sq. Ft.
- 3 Drive-In Doors
- Commercial FAR 2 (25,000 Sq. Ft. Buildable)
- Auto Repair Certificate of Occupancy
- Small Office
- Gas Heat Blowers
- Fully Sprinklered
- Available Immediately
- Can be Delivered Vacant
- Wide Street



INTERIOR



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## TRANSPORTATION

- 7** 40TH STREET/ LOWERY STREET
- E F** 36TH STREET/ NORTHERN BLVD
- M R**

- MIDTOWN TUNNEL
- LONG ISLAND EXPRESSWAY
- BQE

- Q32: QUEENS BLVD/39 ST
- Q60: QUEENS BLVD/39 PL



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 718-784-8282  
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