



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**36-56 34TH STREET**

**LONG ISLAND CITY, NY 11106**

# Fully Functioning Commissary with Parking

Rare Building & Land Opportunity

Type

**Warehouse / Industrial**



SQUARE FOOT

**14,420<sub>SF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**15'**



PARCEL ID

**602**

BLOCK



LOADING

**1 DRIVE-IN DOOR**



**56**

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.

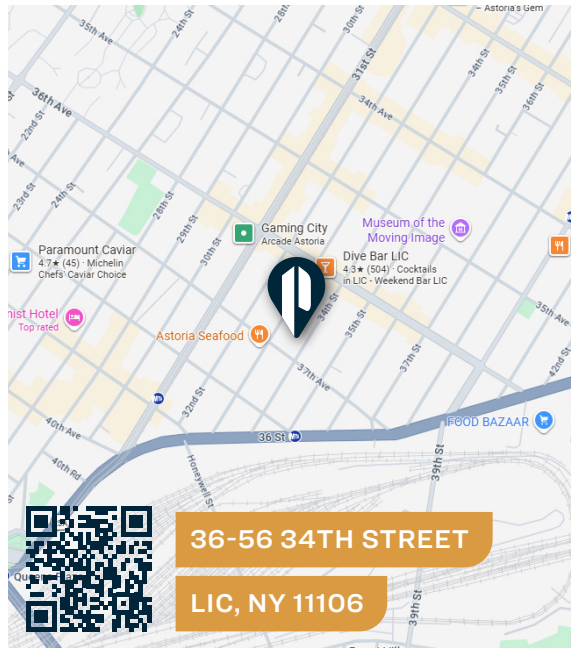
# Property Overview

## Features

- 6,870 Sq. Ft. Building
- 7,550 Sq. Ft. Lot
- 1 Drive-In Door
- 15 Ft. Ceilings
- Gas Heat - Large Line
- Heavy Power
- Trench Drains

## Equipment Included in the Space

- Multiple Walk-In Cooler/Freezer
- 2 Tilt Skillets (20 Gallons)
- Type 1 40 Ft. Hood System
- FDNY-Approved ANSUL System



## TRANSPORTATION

**E F** 36TH STREET

**M R**

**N W** 39TH AVE - DUTCH KILLS

 NORTHERN BLVD  
QUEENSBORO BRIDGE  
BROOKLYN  
QUEENS EXPY

 Q102: 31ST ST/ 37TH AVE



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



**BRENDAN BURKE**  
Associate Broker  
[bburke@pinnaclereny.com](mailto:bburke@pinnaclereny.com)  
718-371-6403



**LOUIS FUERY**  
Salesperson  
[lfuery@pinnaclereny.com](mailto:lfuery@pinnaclereny.com)  
718-371-6407



**PAUL BRALOWER**  
Associate Broker  
[pbralower@pinnaclereny.com](mailto:pbralower@pinnaclereny.com)  
718-371-6402