

PRIME ASTORIA STUDIOS / STEINWAY STREET AREA

35-10 36TH AVENUE

ASTORIA, NY 11106

ULTRA - MODERN LIGHTING THROUGHOUT



24,000 SF AVAILABLE FOR LEASE

BLOCK / LOT: 635 / 33

SIZE: 24,000 SF
• AVAILABLE DIVISIONS OF 8,000 SF

COLUMN SPAN: 20' x 20'

FIREPROOF: 100 %

SPRINKLERED: FULLY

HEAT: TENANT-CONTROLLED GAS SYSTEM

POWER: HEAVY

LOADING: DIRECT TAILBOARD

PARKING: 10 CARS

**2 BLOCKS TO M N R W SUBWAYS,
BANKS, AND RESTAURANTS**



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT:**

718-786-5050

LARRY REIFF

lreiff@greiner-maltz.com

Broker Cooperation Encouraged

GREINER-MALTZ
REAL ESTATE
www.greiner-maltz.com

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-

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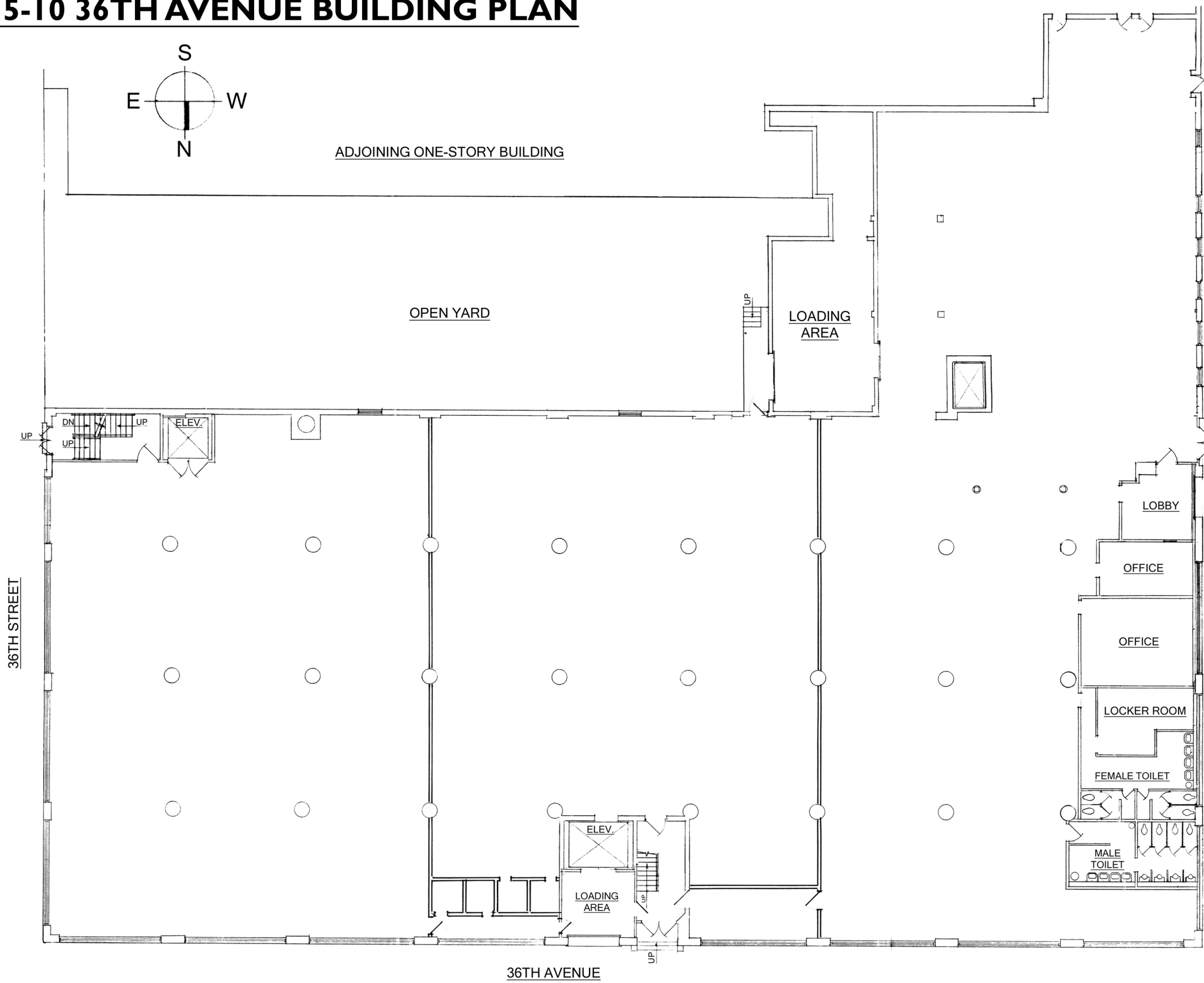
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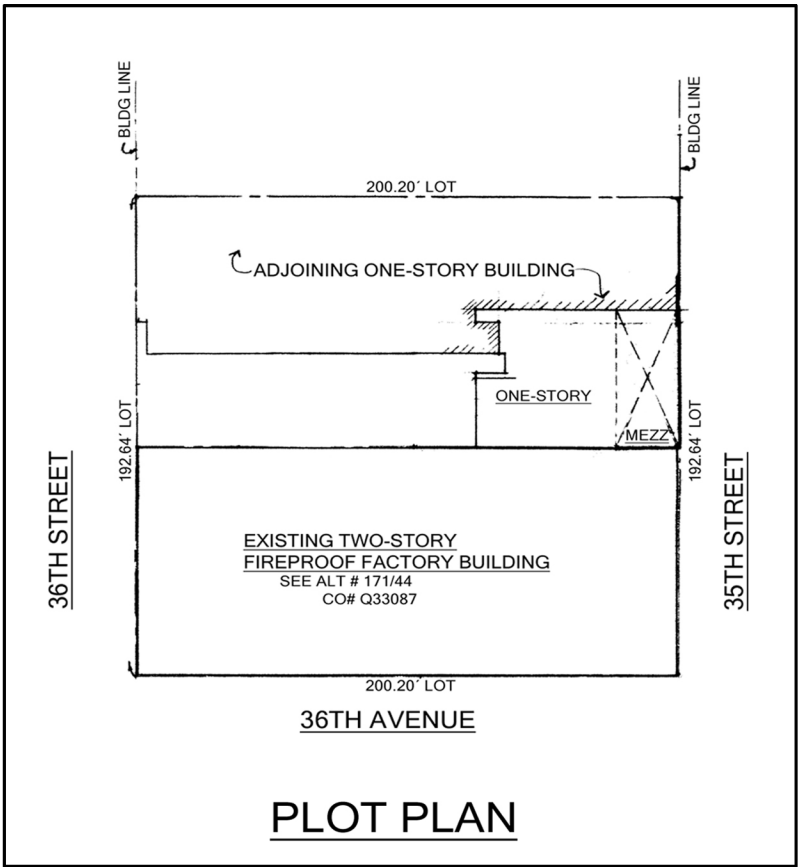
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35-10 36TH AVENUE BUILDING PLAN



FIRST FLOOR PLAN



PLOT PLAN

24,000 SF TOTAL
CAN BE SPLIT INTO 8,000 SF DIVISIONS

BLOCK : 635
LOT : 33