

Maspeth Industrial Building & Land For Lease

54-60 44th Street, Maspeth, Queens



16,000 sf Building & 35,000 sf Land / Optional 8,800 sf Additional Yard



Property Description

DY Realty Group, LLC has been retained on an exclusive basis to arrange for the leasing of 54-60 44th Street.

Located in the Maspeth section of Queens, this 16,000 sf Class A industrial building is situated on a plot of 45,000 sf. The ground floor is approximately 11,500 sf with high ceilings and 5 drive-in doors. The second floor has approximately 4,500 sf of newly developed office space. Overhead doors in the rear of the building allow a vehicle to drive through the building into the yard, and access is on two streets. There is 35,000 sf of paved & fenced land with perimeter lighting and a 8,000 gallon diesel fueling station.

There is an additional 8,800 sf of land across the street, fully fenced, paved, and powered, with a structural steel mezzanine for additional storage.

The property is ideally located in the geographic center of NYC, adjacent to the LIE and BQE.

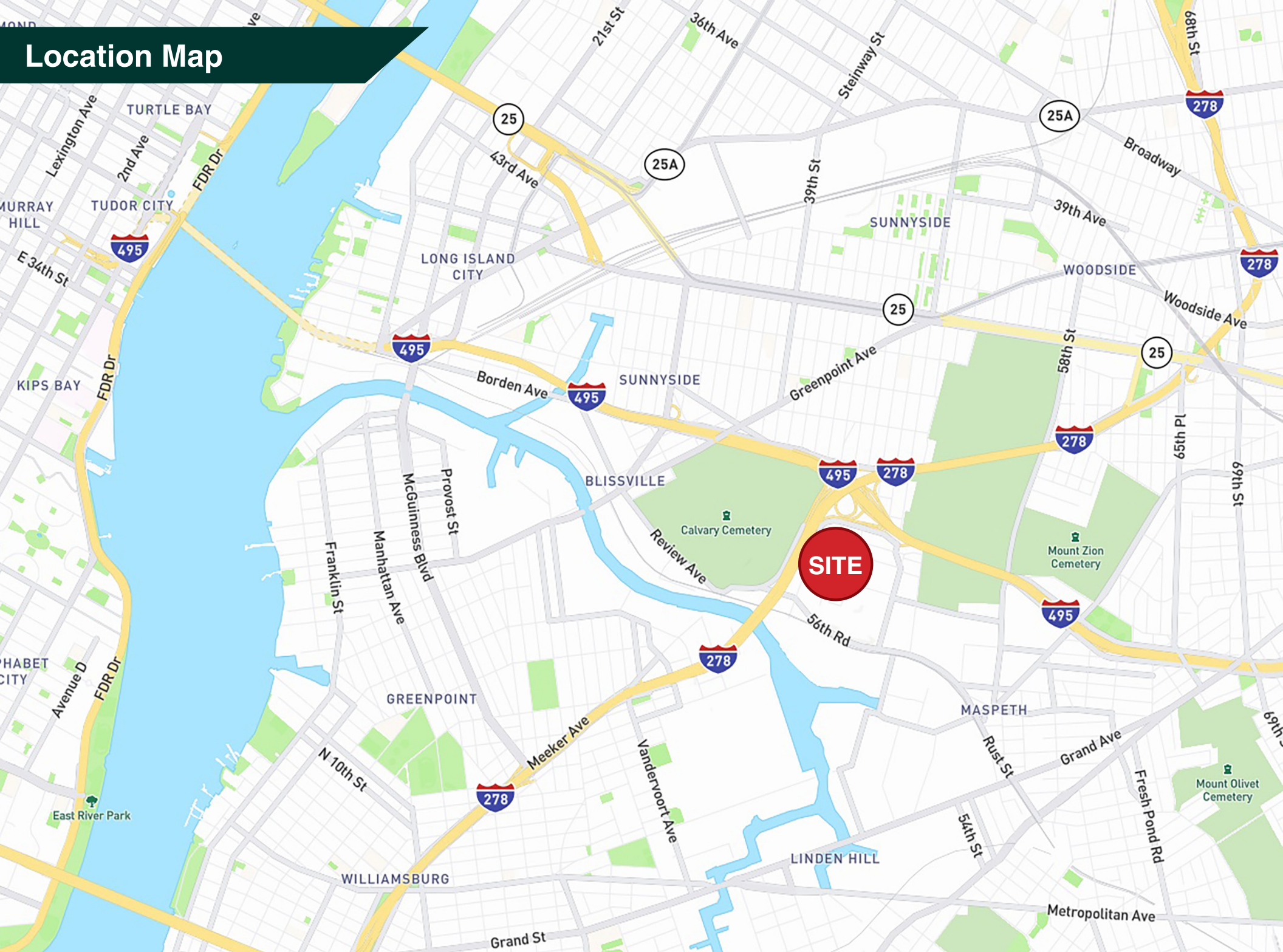
Block / Lot	2524 / 13 & 2537 / 1, 42
Total Building	16,000 sf
Total Land	35,000 sf + 8,800 sf
Ceiling Height	18' Clear
Loading	5 Drive-in Doors
Warehouse	11,500 sf Ground Floor
Finished Office	4,500 sf 2nd Floor
Frontage	Two Streets / Access From Both
Power	Heavy
Zone	M2-1 / 75,000 sf Unused Buildable Qualified Opportunity Zone
Improvements	Fenced, Paved & Lit Land HVAC in Office Space Wet Sprinkler System 8,000 Gallon Diesel Fueling Station

Asking Price *Call or E-mail*



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Location Map





**CONTACT
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