










**EXCLUSIVE LISTING**

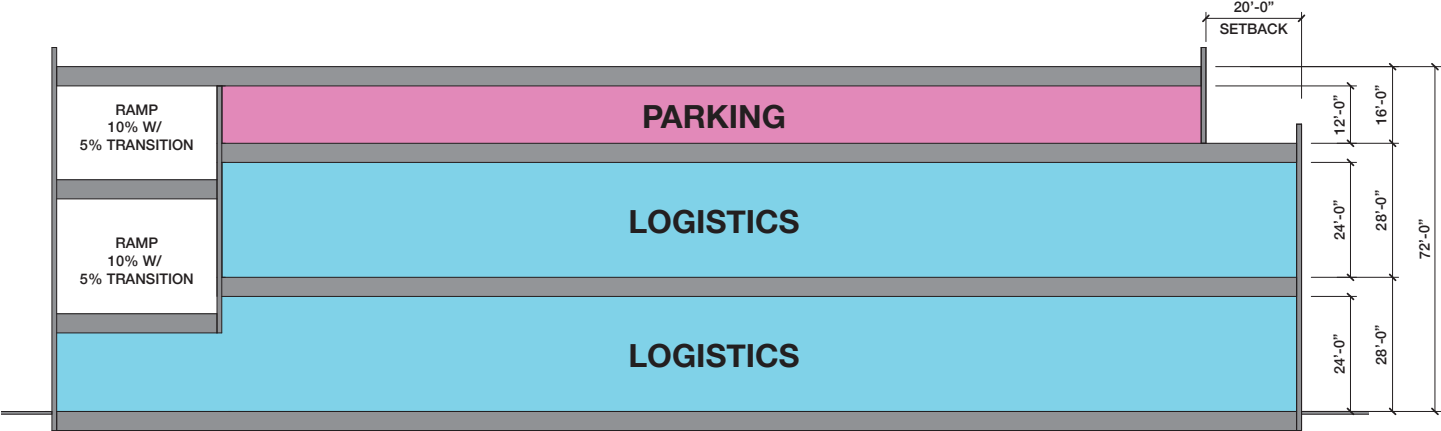
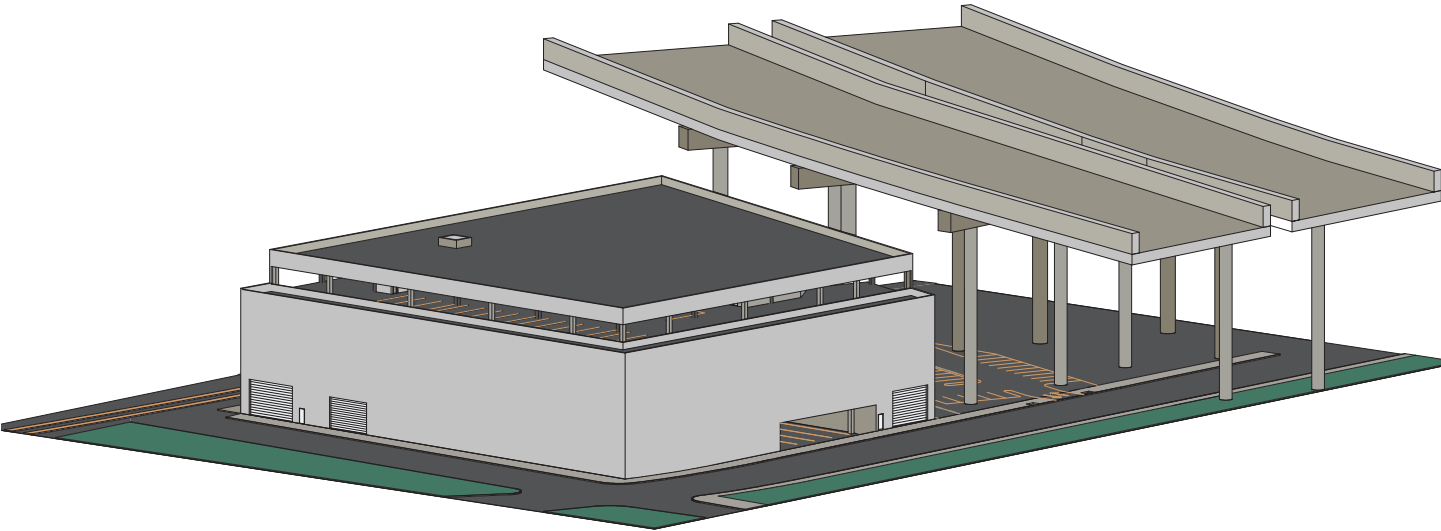
**42-02 56th Road | Maspeth, NY 11378**

**Centrally located 180,000 sq. ft. industrial development for e-commerce, last mile distribution and warehousing.**

Pinnacle Realty of New York, LLC is pleased to announce that is has been appointed the exclusive agents to facilitate the leasing of **42-02 56th Road, Maspeth, NY**. This rare industrial site is located below the Kosciuszko Bridge at the geographic center of New York City, with convenient access to Manhattan, LIE, BQE, and major routes serving the boroughs of NYC and the tri-state metropolitan area.

The site is located in an **M3-1 zoning district**, which allows **2.0 FAR / 193,466 sq. ft.** of industrial development as-of-right. This location is ideally positioned to service the flourishing demand for **e-commerce, last-mile distribution, and warehousing**. The owner is an experienced builder and is prepared to build-to-suit for qualified tenants.

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 179,293 sq. ft. Total Building Area plus 26,462 SF surface parking	 Build to suit Last Mile e-commerce	 5-11 Loading Docks and/or Drive-in loading doors	 24' Clear	 M3-1	<div> <b>Block</b> 2520</div> <div> <b>Lots</b> 60</div>



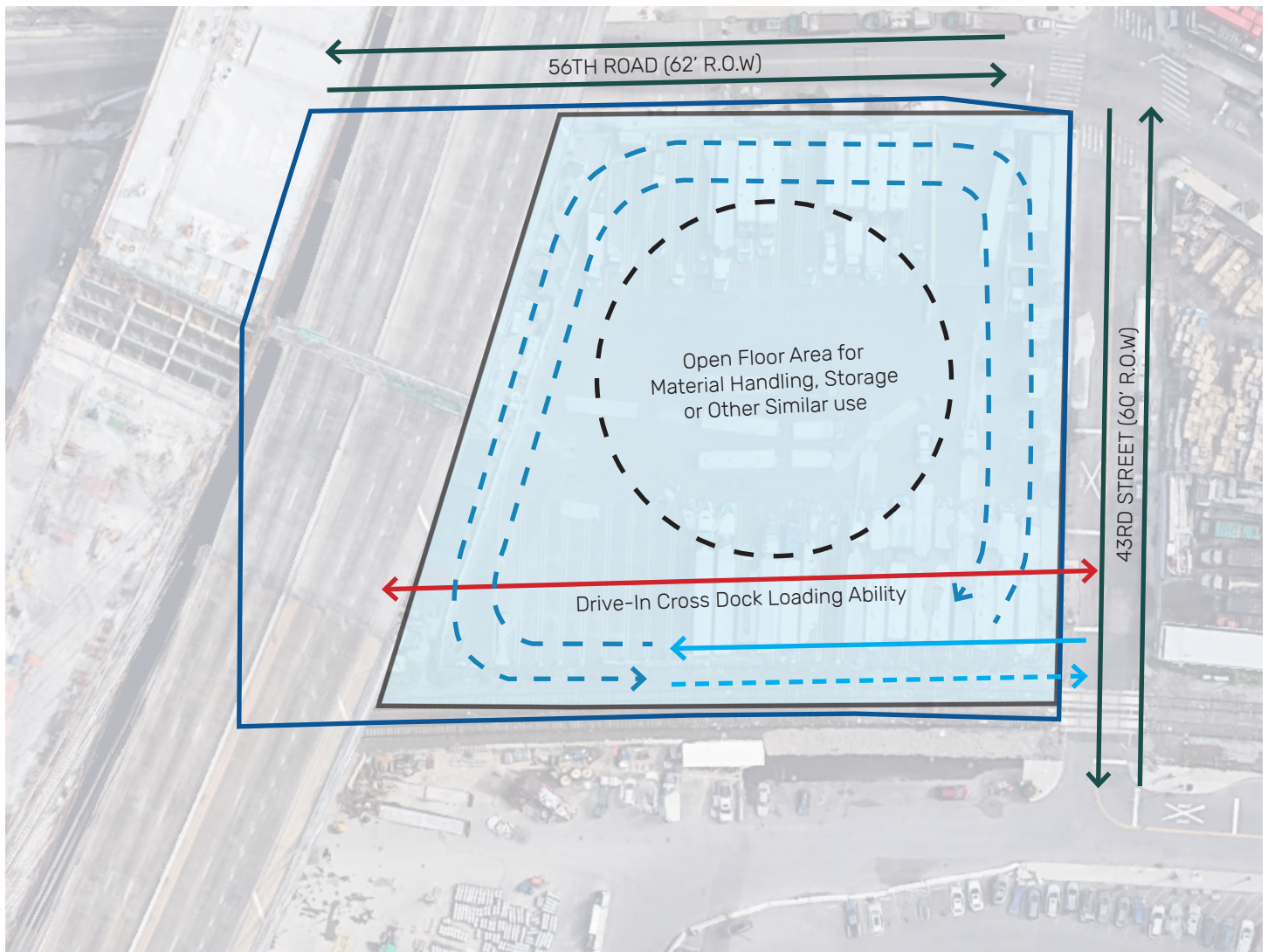
## ARCHITECTURAL RENDERING





Docking	Unit
Docking Solution	Traditional, Sloped
Docking Environment	Covered
Site	Unit
Site Area	96,733 sf
Total Building Area	179,293 sf
Total Building Footprint	62,740 sf
Total Open Site Area (at grade)	33,993 sf
Loading	Unit
Loading Berths Provided	5 (6 - Alt Option)
Loading Apron Depth Provided	54'-6"
Parking	Unit
Parking Stalls Required	1:2000 sf or 1:3 Occupants, whichever is less
Parking Stalls Provided	Standard - 76 (46 Ext, 30 Int) Van - 28 Interior

Floors	Unit
Number of Floors	3
Floor-to-Floor Height	28'-0" (Ground & 2nd)
	16'-0" (3rd)
Clear Height	24'-0" (Ground & 2nd)
	12'-0" (3rd)
Primary Dimensions	N - 200'-0"
	E - 230'-0"
	S - 270'-0"
	W - 240'-0"
Structural Grid	52'-0"



## GROUND LEVEL | LOGISTICS

FLOOR AREA: ≈62,740 GSF

- Logistics - 51,615 sf
- Ramps - 7,525 sf
- Loading Dock - 3,600 sf  
- 5 Berths
- Highway Easement - 26,462 sf  
(Not included GSF)

### PARKING COUNT:

Standard Vehicles (8'X18'):  
46 Spaces (Exterior)

## PROJECT SUMMARY

### GROUND FLOOR

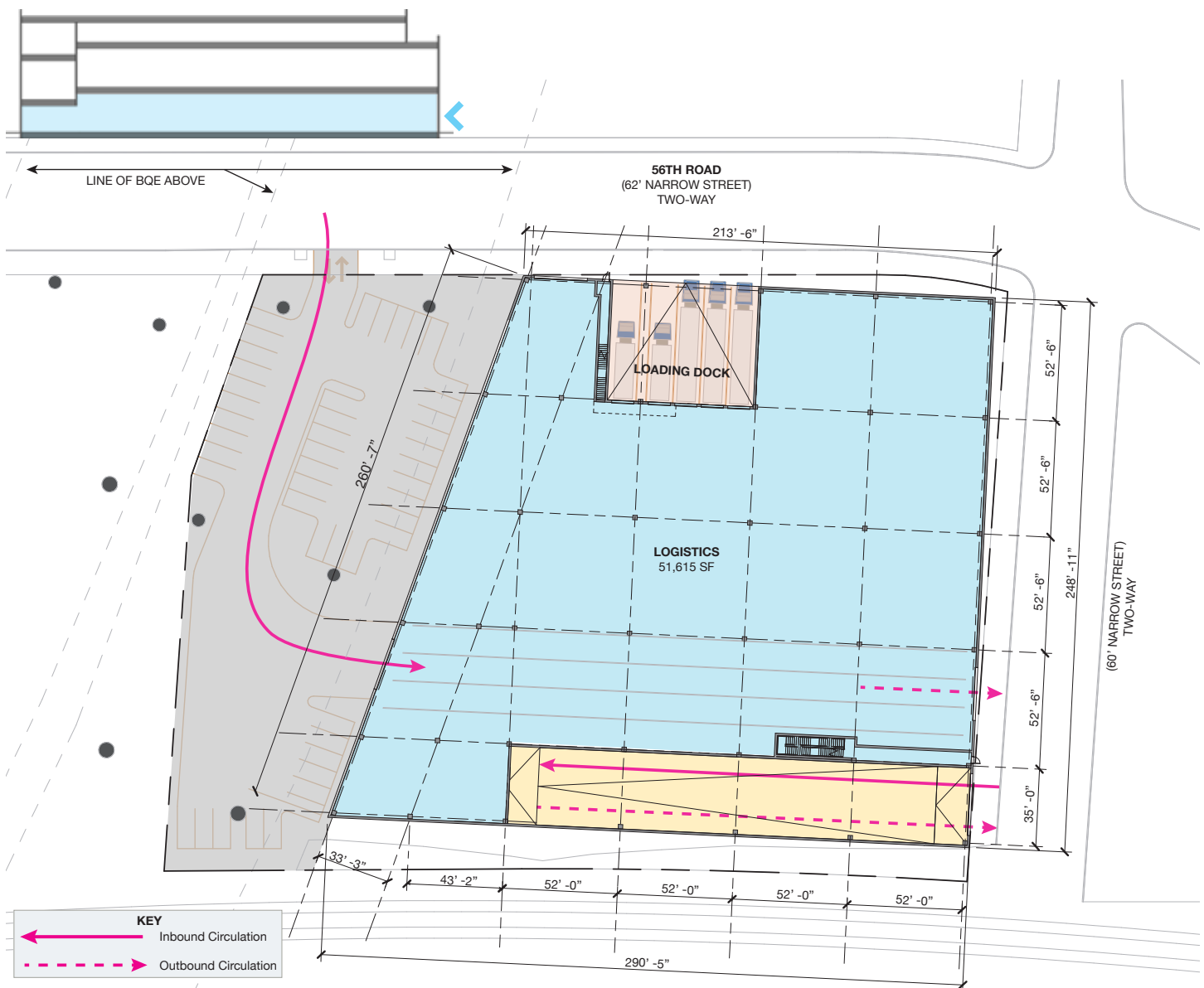
- Maintain 24' clear ceiling height
- Entire floor to be occupied by a single tenant
- Ramps 10% w/ 5% 15-0" transitions

### LEVEL 02

- Maintain 24' clear ceiling height
- Box truck loading and handling area
- Ramps 10% w/ 5% 15-0" transitions

### LEVEL 03

- Maintain 12' clear ceiling height
- Parking for sprinter type vans & standard vehicles

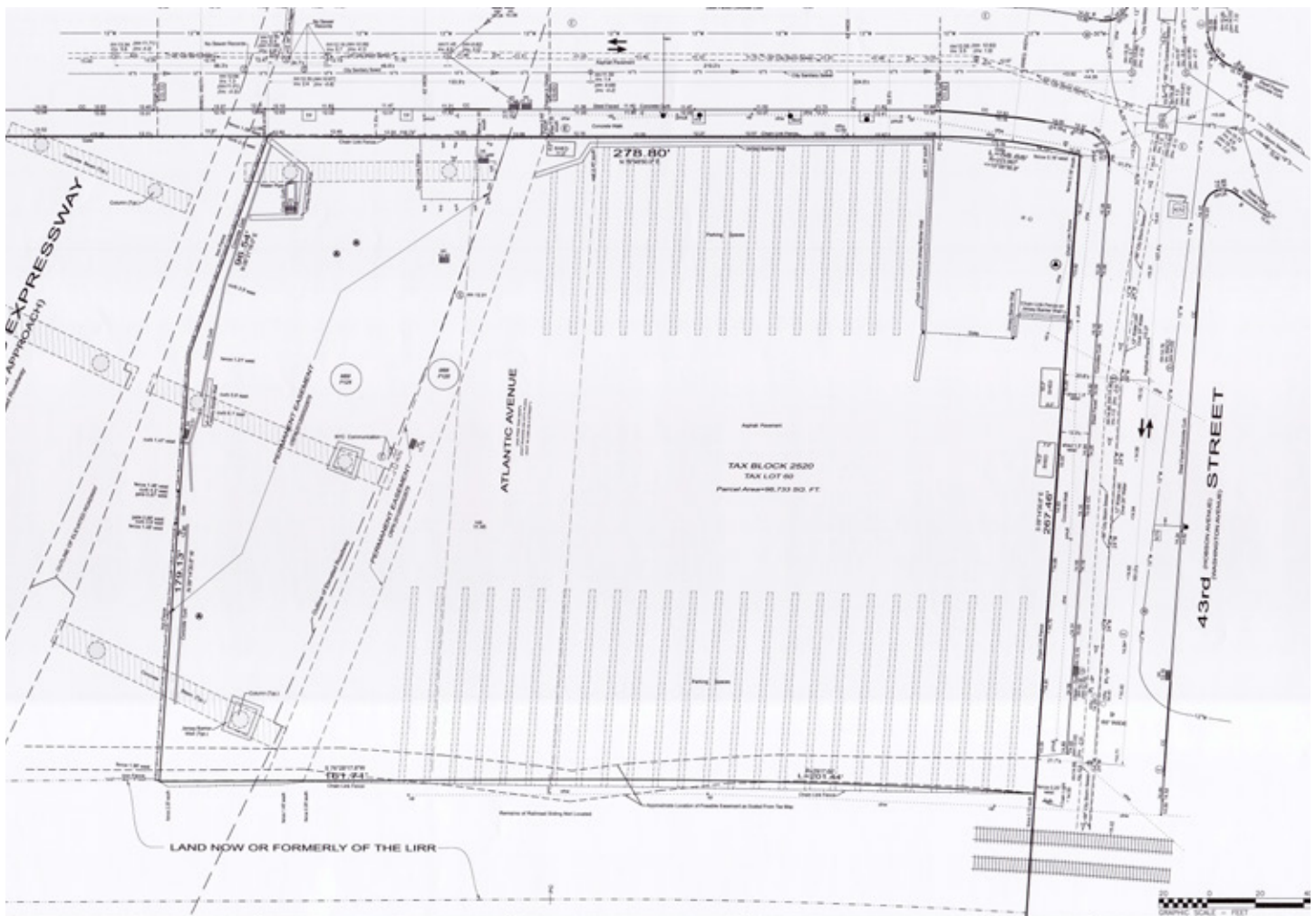








## EXISTING SURVEY



Southeast Aerial



Northwest Aerial





## For More Information About This Property Contact Exclusive Agents:



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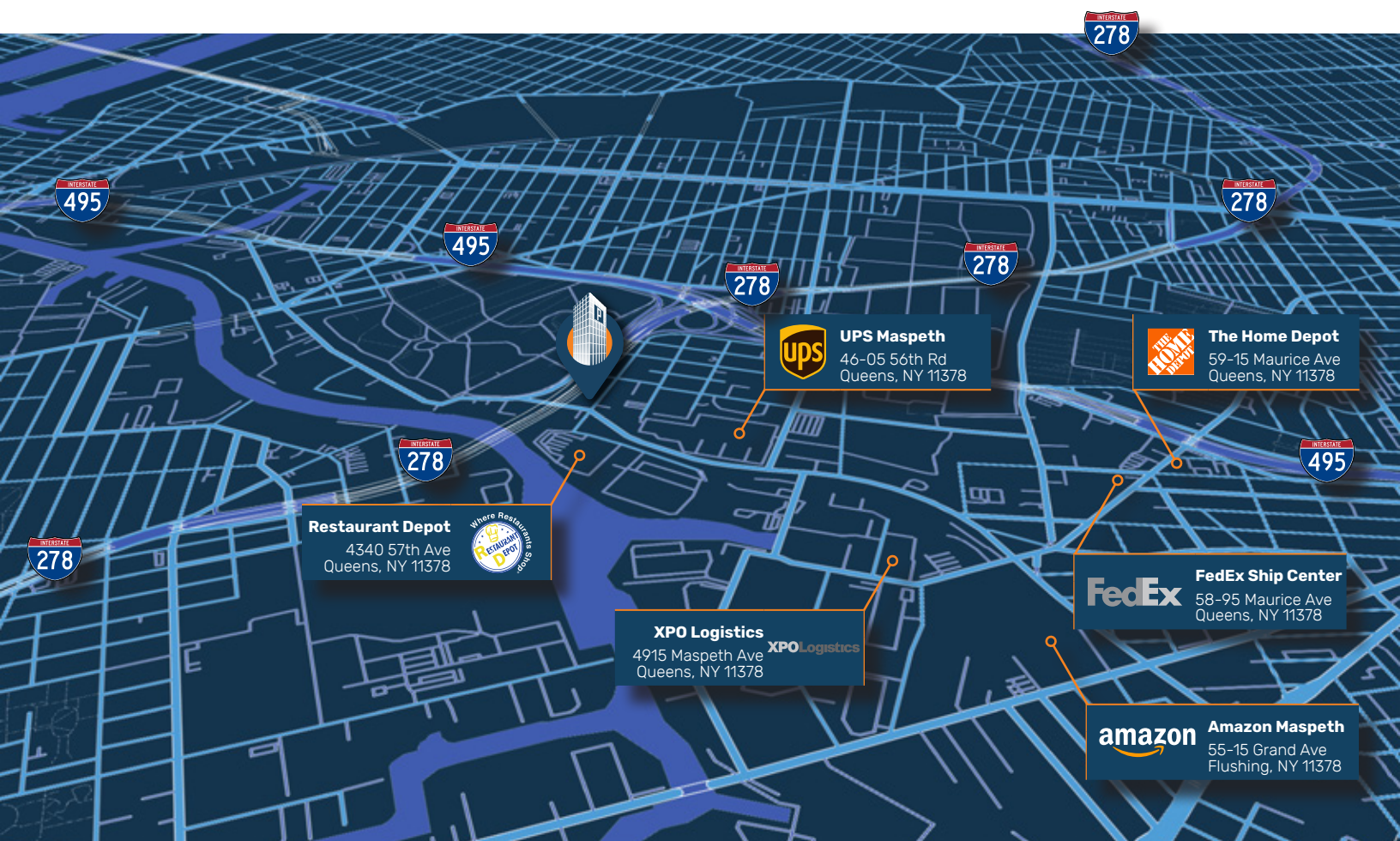


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**Property Map**  
**42-02 56th Rd**  
**Maspeth, NY 11378**



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