



EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

58-30 Grand Avenue
Maspeth, NY 11378

For Lease








150,400 SF Premier Industrial & Logistics Facility

Located in the Geographic Center of NYC, Minutes to LIE & BQE



Divisions Available



Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 150,400	 Industrial Warehouse	 12 Int. Docks	 16'	 M3-1	 Block 2681 <hr/>  Lots 1



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnacle-ny.com

FEATURES:

- ✓ Total Building Size: 150,400 Sq. Ft.
 - Ground Floor: 50,624 Sq. Ft.
 - Upper Ground Floor: 49,841 Sq. Ft. (At street level with direct loading / staging)
 - Third Floor: 49,945 Sq. Ft.
- ✓ 400 AMPs, 3-Phase Power
- ✓ 1 Passenger Elevator
- ✓ One 10,000 Lb. Freight Elevator
- ✓ Heavy Floor Load
- ✓ Gas Heat
- ✓ 25' Column Spacing
- ✓ Fully Sprinklered
- ✓ 6,000 Sq. Ft. Parking, Fenced & Paved
- ✓ TI Available for Qualified Tenants

58-30 Grand Avenue, Maspeth is a 3-story reinforced concrete distribution facility, located on a major thoroughfare with vast exposure. This location is logistically ideal: minutes to the Long Island Expressway (495) and Brooklyn-Queens Expressway (278), providing quick access to Manhattan, major routes serving the boroughs, and the tri-state metropolitan area. New institutional ownership can accommodate most any tenant requirements.

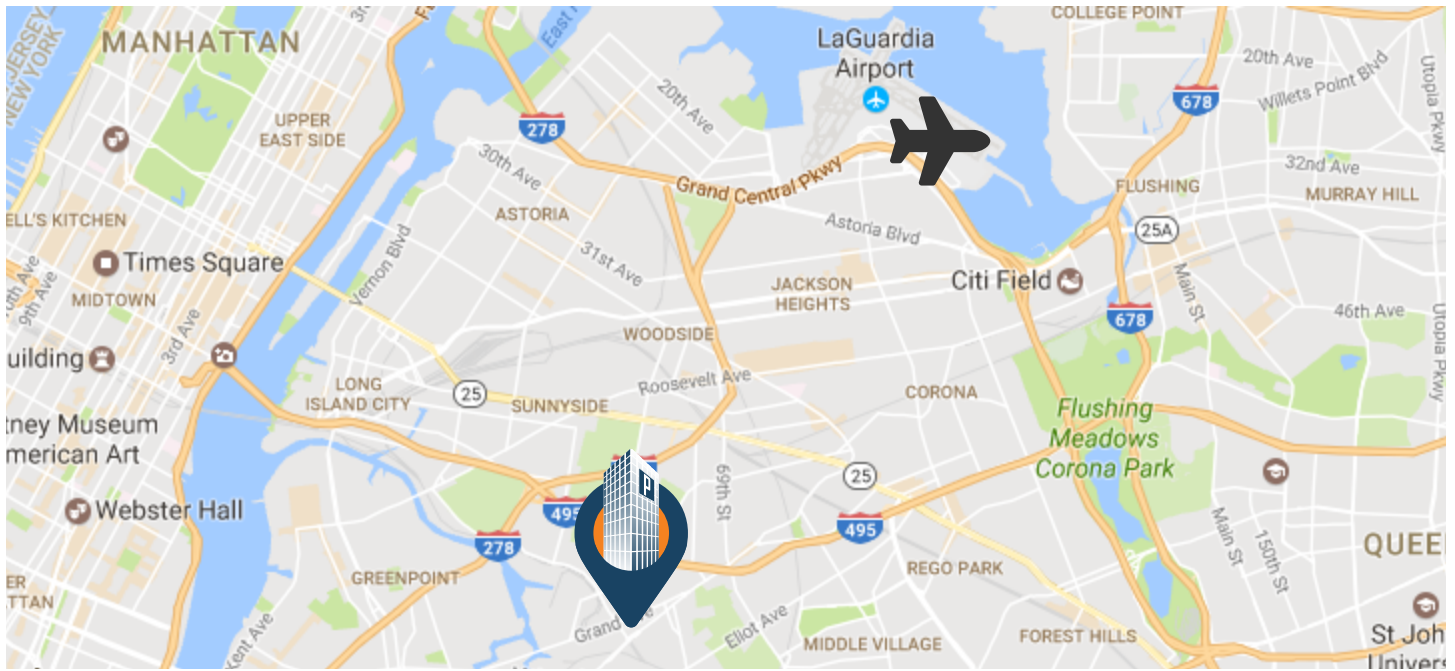
AVAILABILITY - ENTIRE PROPERTY

Ground Floor: 50,624 RSF w/ 6 Interior Loading Docks, Accessible to Full Size Tractor Trailers

Upper Ground Floor: 49,841 RSF w/ 4 Interior Loading Docks

3rd Floor: 49,945 RSF with Access to Large Freight Elevator and 2 Interior Loading Docks





B48, B62: Classon Ave / Flushing Ave

0.8 Miles to Long Island Expressway



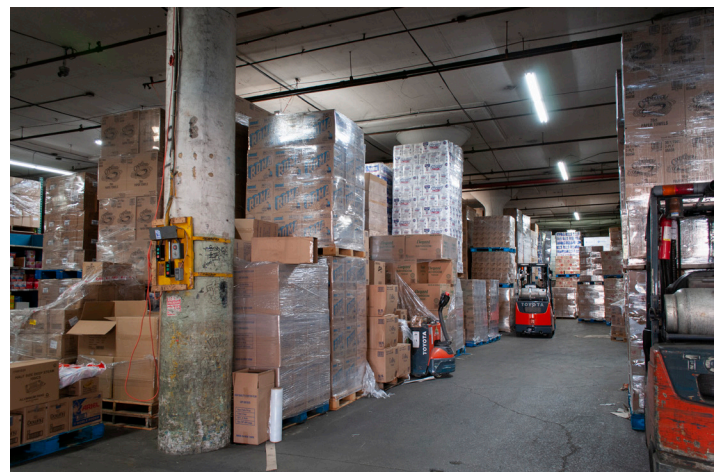
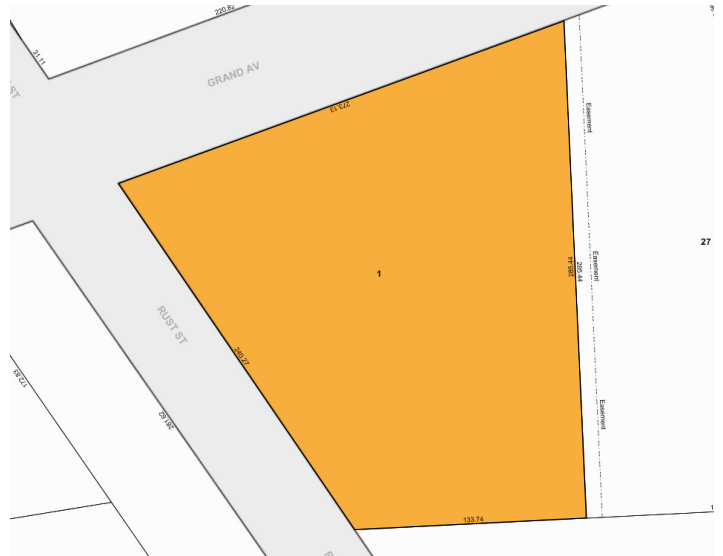
1.9 Miles to Brooklyn-Queens Expressway

5.4 Miles to Grand Central Terminal

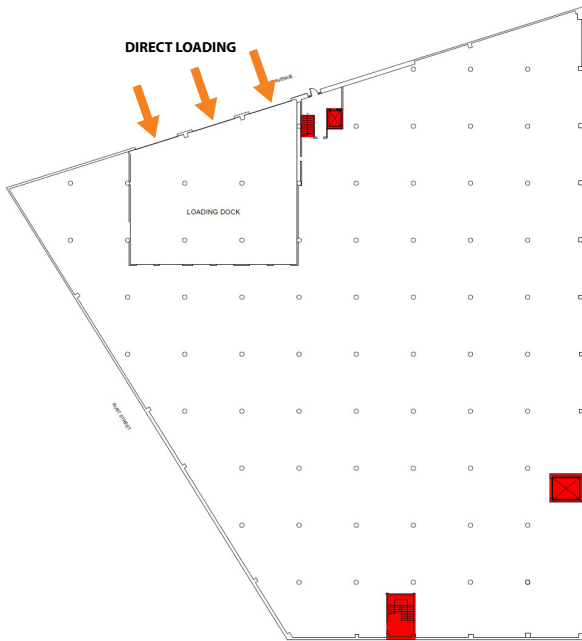


5.2 Miles to LaGuardia Airport

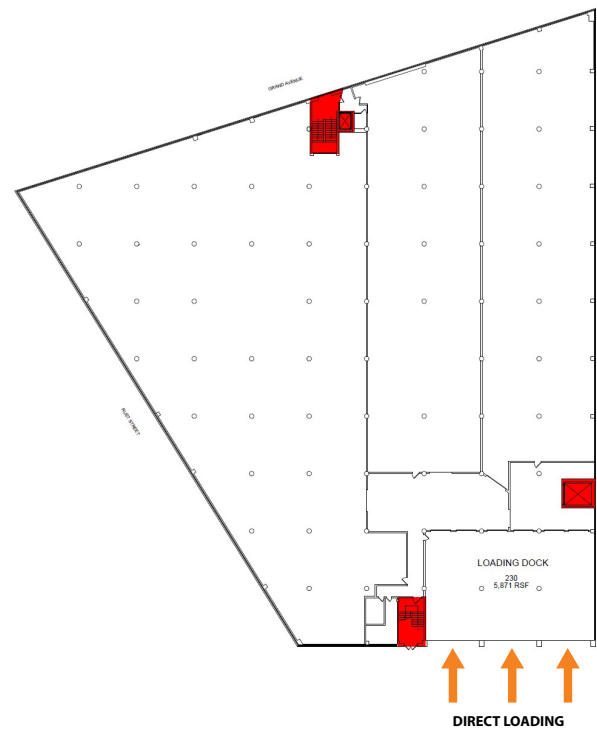
9.7 Miles to JFK Airport



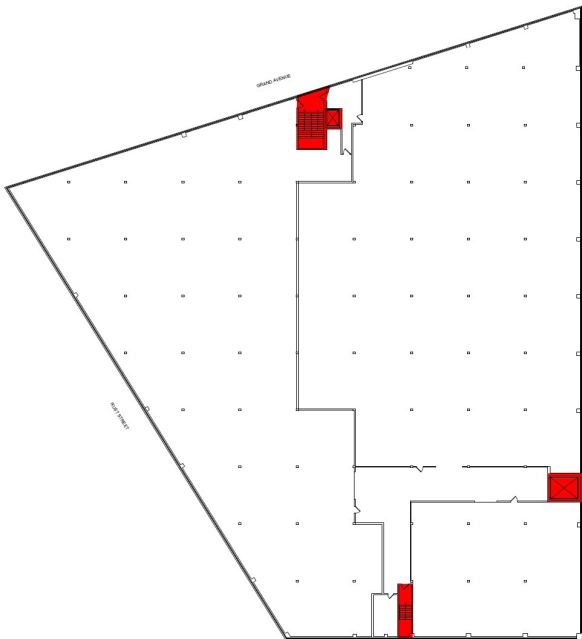
1st Floor Plan - Direct Loading



2nd Floor Plan - Direct Loading



3rd Floor Plan



For More Information About This Property
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