

EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

**58-80 Borden Ave
Maspeth, NY 11378**

For Net Lease

**3.37 Acre Site Located in the Geographic Center of New York City
Adjacent to Brand New Home Depot Location**

Ideal Location for Last Mile Distribution and Logistics

31,600 Sq. Ft. Building Outfitted for Auto/Truck Repair and Service Center

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
146,717	Industrial Retail, Land	26 Drive-Ins	18'	M1-1	Block 2657 Lot 28



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

718-784-8282

pinnaclereny.com

PROPERTY OVERVIEW:

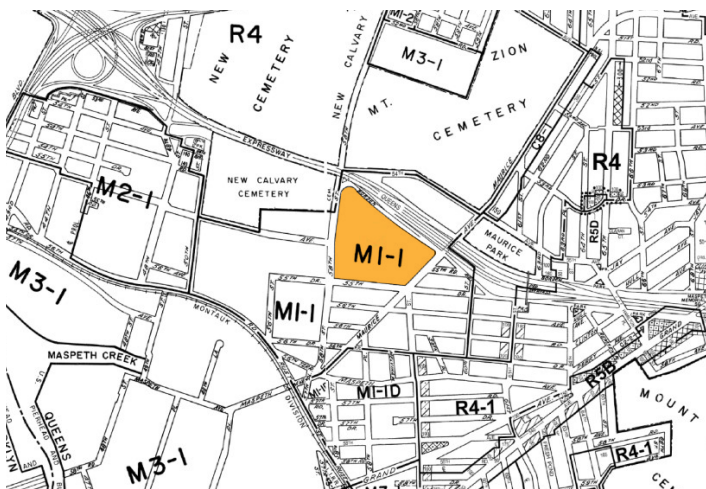
Pinnacle Realty of New York has been retained by the ownership as exclusive agents for the longterm net leasing of 58-80 Borden Avenue, Maspeth, New York.

This prominent site consists of a 95,000 sq. ft. plot, improved with a one-story industrial building of approximately 31,600 sq. ft., constructed circa 1965.

Potential expansion of 52,000 sq. ft. of contiguous paved land will be available in April of 2023.

FEATURES:

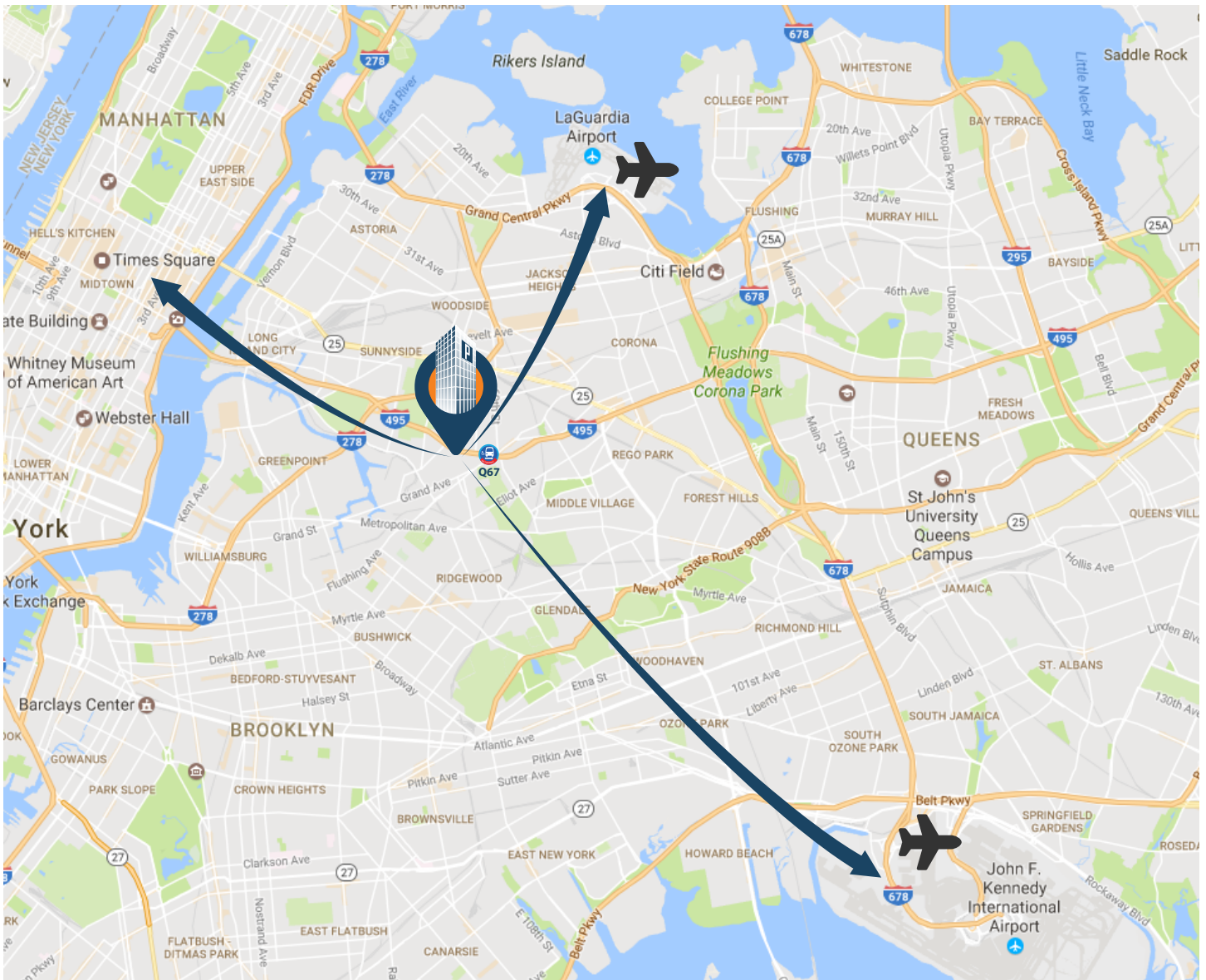
- ✓ Total Plot Size: 146,717 Sq. Ft.
- ✓ Available for Possession: 95,000 Sq. Ft.
 - 31,600 Sq. Ft. Building
 - 68,217 Sq. Ft. Fenced & Paved Parking
- ✓ Expansion: 52,000 Sq. Ft. of Fenced & Paved Parking - Leased Through March 2023
- ✓ F.A.R.:
 - Commercial - 1
 - Facility - 2.4
- ✓ Total Building Area: 31,600 Sq. Ft.
 - Ground Floor: Approx. 26,500 Sq. Ft.
 - Mezzanine Storage Approx. 5,000 Sq. Ft.
 - Finished Offices with HVAC
 - Sales Counter with Separate Entrance
- ✓ Year Built: 1965
- ✓ Stories: 1
- ✓ Floor Load: On Grade
- ✓ Electrical: 600 AMPS
- ✓ Heat: Gas Unit Heaters



Use	Use Group	Parking Category	Districts in Which Permitted
Building materials: Sales, open or enclosed, limited as to lot area	16	B1	C8 M1 M2 M3
Yards, for sale, storage, or handling, open or enclosed, unlimited as to lot area except in the case of lumber yards	17		M1 M2 M3
Office equipment or machinery repair shops	16	B1	C8 M1 M2 M3
Office or business machine stores, sales or rental	10	B1	C4 C5 C6 C8 M1
Offices Business, professional, or governmental	6	B1	C1 C2 C4 C5 C6 C8 M1 M2 M3
Dental, medical, or osteopathic (see Medical offices)			
Wholesale, with storage restricted to samples	10	B1	C4 C5 C6 C8 M1 M2 M3
Sporting equipment manufacture	17		M1 M2 M3

PROPERTY PHOTOS





Q39: 58th St / Borden Ave

Q67: Maurice Ave / Queens Midtown Expy



1 Minute to Long Island Expressway

5 Minutes to Brooklyn-Queens Expy

10 Minutes to Manhattan



15 Minutes to LaGuardia Airport

25 Minutes to JFK Airport



See More On
Our Website

The property is ideally located at the geographic center of New York City adjacent to the Queens Midtown Expressway at the Maurice Avenue exit ramp, minutes to Manhattan, and major routes serving the boroughs of New York City and the tristate Metropolitan area.

Location! Location! Location!

PROJECT TEAM & CONTACT INFORMATION



Decio Baio
Partner

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718-784-8436

For over three decades, Decio Baio has established himself as a trusted real estate broker specializing in commercial, industrial, development and investment brokerage in the outer boroughs of NYC.

His broad knowledge of the market, creativity, tireless work ethic and commitment to his clients has consistently produced industry leading results.

Decio holds a Bachelor of Business Administration Degree in Marketing and Management from Pace University.



David Junik
Partner

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718-371-6406

David Junik is recognized as a leader and prominent force in commercial, industrial, and development brokerage in the outer boroughs of New York City. A skillful negotiator, David has handled nearly \$1 billion in transactions.

Over the last twenty-three years, David's commitment to his clients, innovative marketing strategies and overall market knowledge have produced industry leading results. Known for his unmatched work ethic, and perpetual persistence David continues to expand his vast portfolio of loyal customers and clients.

David holds a degree in Rabbinical studies from both the Lubavitch Rabbinical Seminary of America and from the Educational Institute of Oholei Torah.



James Tack
Partner

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718-784-8541

James Tack is a veteran of the commercial real estate industry with over 30 years experience specializing in commercial, industrial and development brokerage as well as asset management in the outer boroughs of New York City.

James has completed hundreds of transactions representing small businesses, major corporations, trusts, estates and family partnerships. His unparalleled experience, specialized knowledge and local market resources provide a unique ability to implement strategies and solutions to the inevitable challenges facing commercial property owners.

James is a proud alumni of the University of Maryland class of 1986.