

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
Build-to-Suit Option for Last Mile Distribution**

| 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

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PROPERTY OVERVIEW:

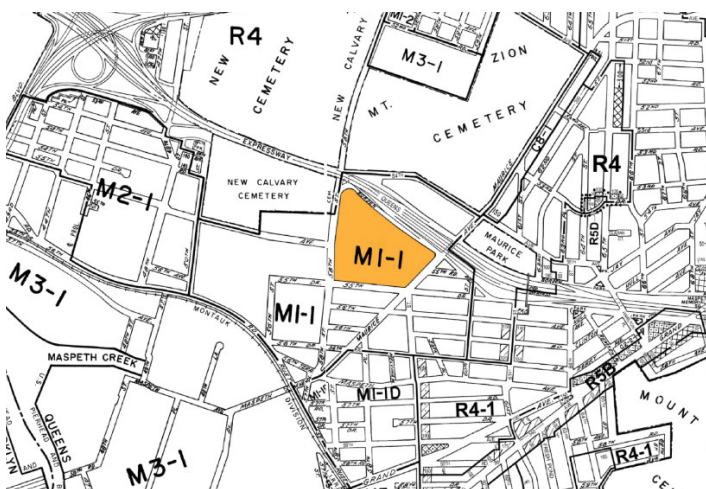
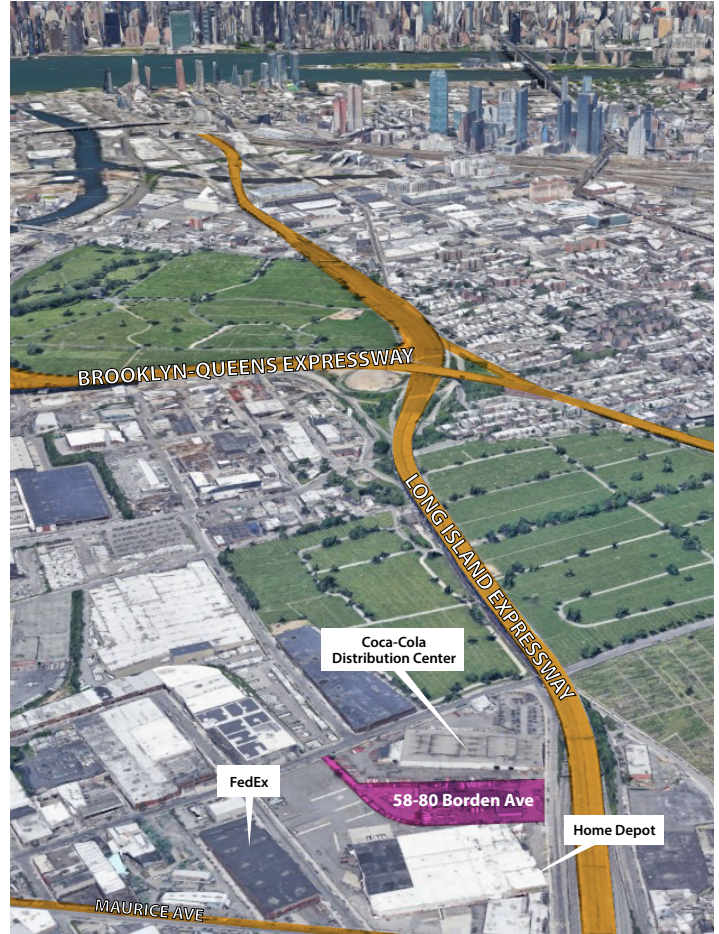
Pinnacle Realty of New York has been retained by the ownership as exclusive agents for the longterm net leasing of 58-80 Borden Avenue, Maspeth, New York.

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.

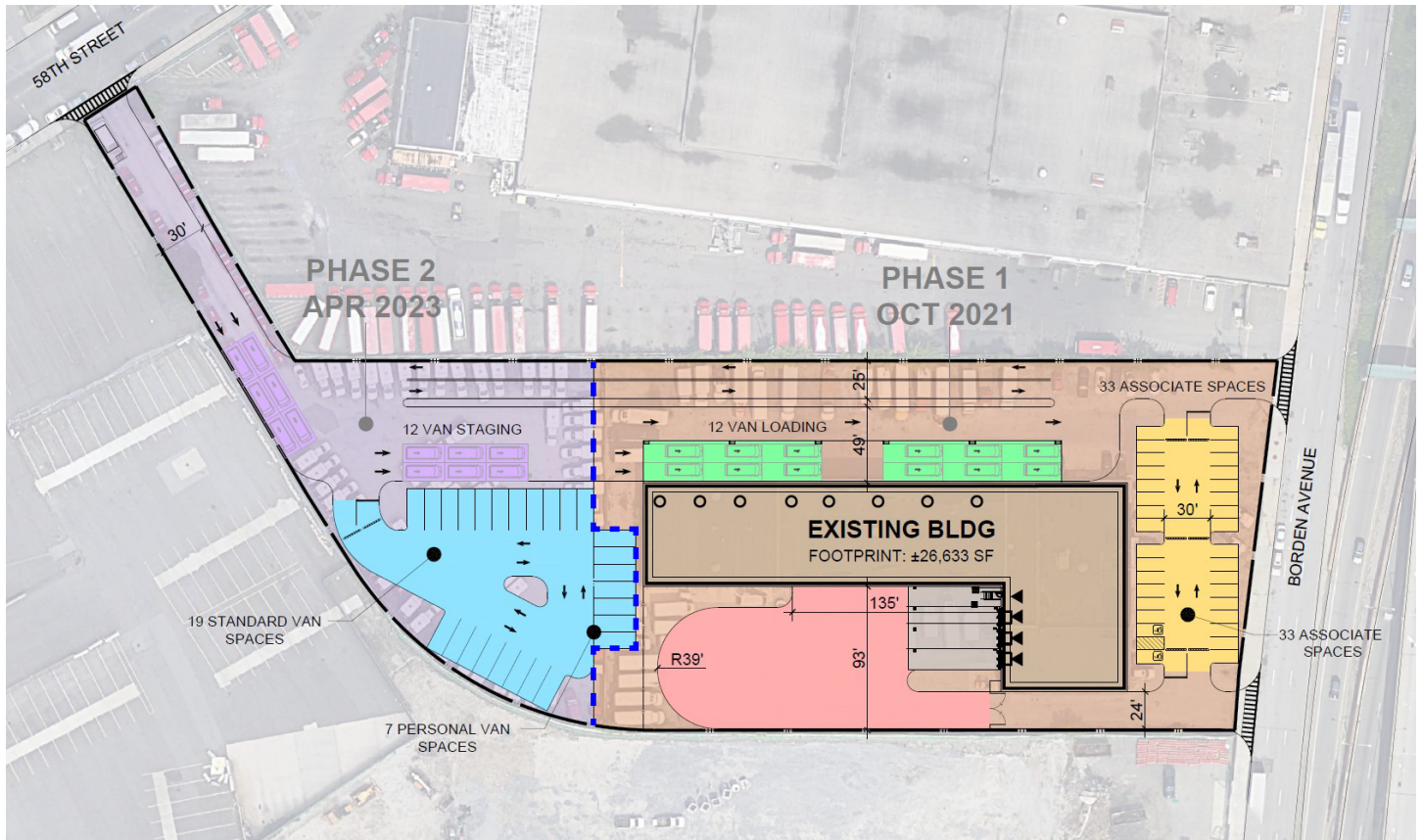
FEATURES:

- ✓ 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 |

POTENTIAL BUILD-TO-SUIT LAST-MILE DISTRIBUTION FACILITY



The Existing Fleet Service Building can be reconfigured to accommodate E-Commerce, Last Mile or Traditional Warehouse and distribution uses to include off-street loading docks and a generous parking component.

| APPROXIMATE LOT AREA = ±3.37 ACRES | | | | |
|---|----------|----------|-----|--|
| CATEGORY | REQUIRED | PROVIDED | GAP | |
| ASSOCIATE LOT | | | | |
| TOTAL ASSOCIATE LOT PARKING | 33 | 33 | 0 | |
| VAN LOT | | | | |
| STANDARD VAN SPACES (11'X27') | 19 | 19 | 0 | |
| VAN DRIVER PERSONAL VEHICLE (11'X27') | 7 | 7 | 0 | |
| TOTAL VAN PARKING (11'X27') | 26 | 26 | 0 | |
| LOADING & STAGING AREA | | | | |
| VAN STAGING SPACES* | 12 | 12 | 0 | |
| VAN LOADING SPACES | 12 | 12 | 0 | |
| TRUCK YARD | | | | |
| LOADING DOCK SPACES | 4 | 4 | 0 | |
| TRAILER PARKING SPACES (INCL. HOSTLER) | 0 | 0 | 0 | |
| *VAN STAGING ALSO REFERRED TO AS VAN QUEUEING | | | | |

PROPERTY PHOTOS





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!



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 Online](#)



For More Information About This Property Contact Exclusive Agents:

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