



55-30 46th St

Maspeth, NY 11378

**65,235 SF high ceiling distribution facility
on a ~124,500 SF lot**

Available Now for Sublease



Property Overview

55-30 46th Street, Maspeth, NY 11378



Easy access to
I-278 and I-495



70,000 SF
excess land



Full building
opportunity



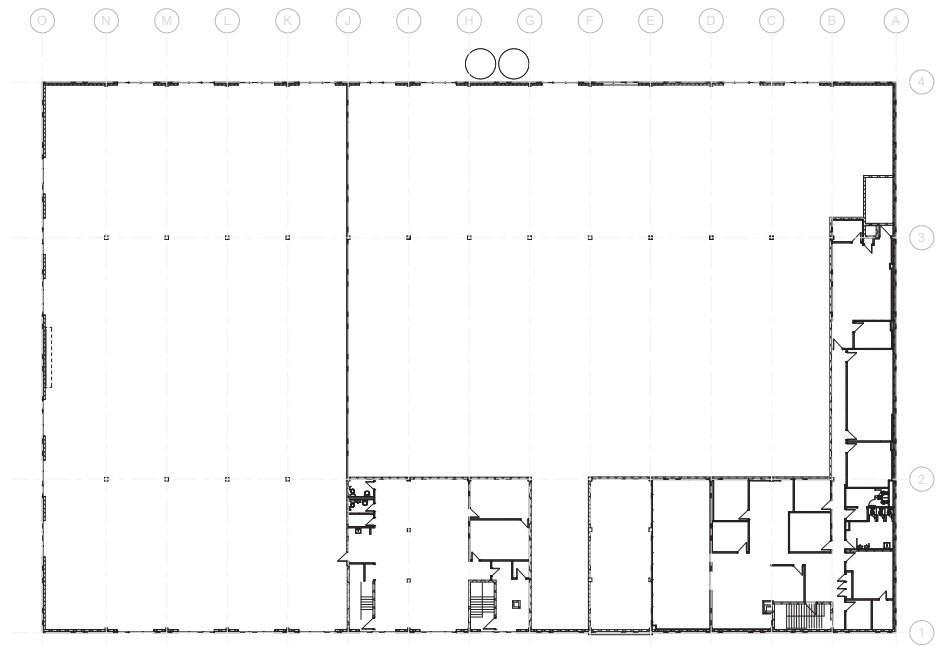
New asphalt paving and
striping

FACILITY

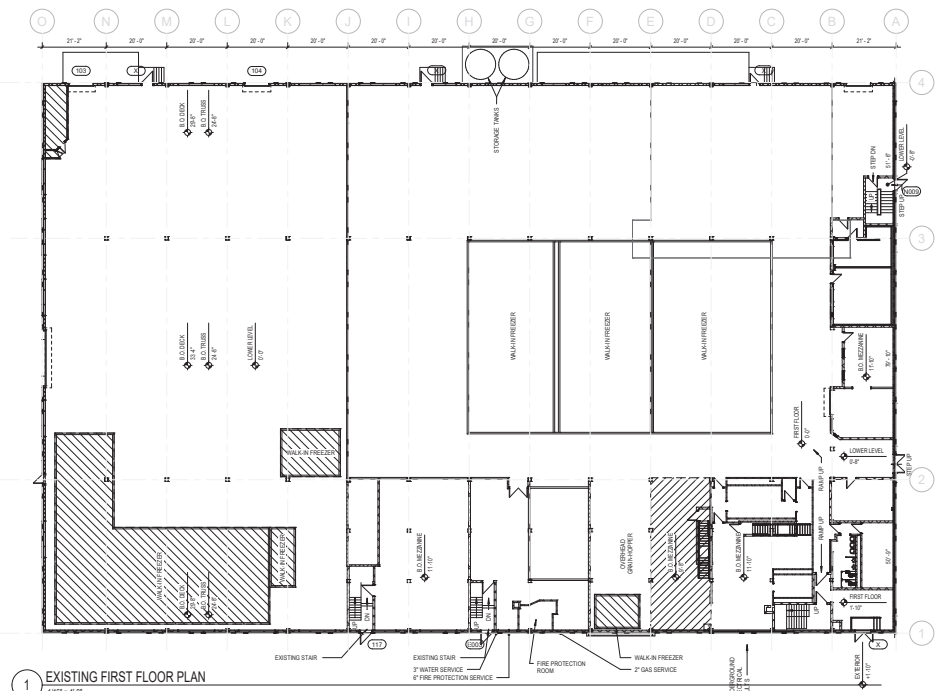
- 65,235 SF
 - Ground Floor: 51,354 SF
 - Mezzanine: 13,881 SF
- 5 Dock Doors
- 1 Grade Level Door
- 25' Clear Height (31' Ceiling Height)
- M3-1 Zoning
- Lot Size: 2.86 acres
- Lot Dimensions: 360' x 350'
- Building Dimensions: 282' x 182'
- Wide Column Spacing
- Fully Sprinklered
- Available mid-2022
- Sublease Through 5/31/2032

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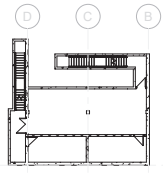
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2 SECOND LEVEL
1/16" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"



3 PARTIAL CELLAR PLAN
NOT TO SCALE

Site Plan

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Location Highlights

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AVAILABLE

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