



EXCLUSIVE LISTING










PINNACLE REALTY
OF NEW YORK, LLC

56-96 49th Place
Maspeth, NY 11378

For Lease: Upon Request
For Sale: Upon Request

Stack to the Sky! 35,000 Sq. Ft. 30' Ceiling Warehouse
Over 1 Million Cubic Ft. on Wide Street
Premier Maspeth Location! Blocks to LIE + BQE

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 35,000	 Warehouse Industrial	 2 Drive-Ins 1 Ext Loading Dock	 25'-30'+	 M3-1	 Block 2602 <hr/>  Lot 180



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

718-784-8282

pinnacleereny.com

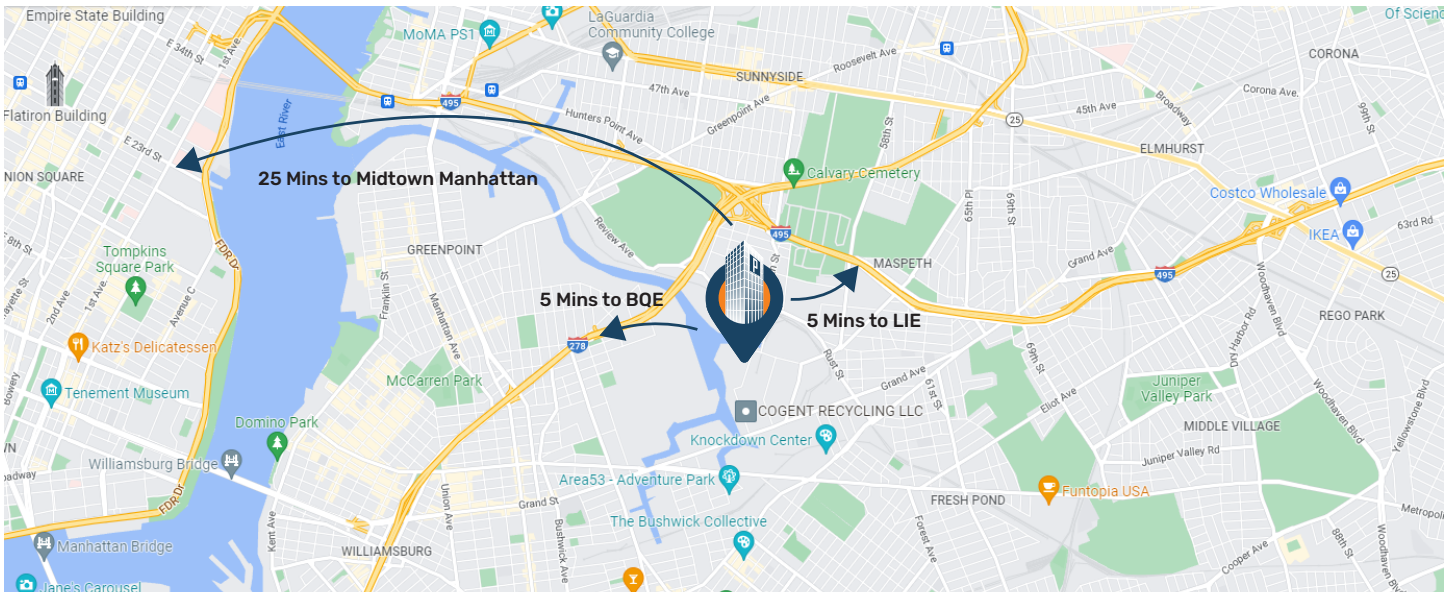
PROPERTY OVERVIEW

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the Exclusive Agents to facilitate the Leasing or Sale of 56-96 49th Place, Maspeth, NY. The ideally located property consists of a 35,000 sq. ft. 1 story industrial building with rare 30' ceilings, 2 Large Drive in doors, and 1 exterior loading dock. It is blocks/minutes to the LIE/BQE with easy access to the area's bridges and tunnels at the logistical/distribution center of NYC.

FEATURES

- ✓ 35,000 Sq. Ft. Warehouse
- ✓ 100' by 350'
- ✓ 2 Large Drive in doors
- ✓ 1 Exterior Loading Dock (Rear)
- ✓ Q4 2022 Possession
- ✓ Wide Street
- ✓ Best in Class Ceilings height over 30'
- ✓ Taxes: \$126,995 (\$3.63 per sq. ft.)
- ✓ Almost 40' column spans
- ✓ Off street parking 3-4 cars or trucks





See More Online
 56-96 49th Pl
 Maspeth, NY 11101

TRANSPORTATION



- 5 Mins to LIE
- 5 Mins to BQE
- 25 Mins to Midtown Manhattan



Grand Av–Newtown



Q59 Williamsburg Bridge Plaza
 via Grand

For More Information About This Property Contact Exclusive Agents

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