



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



48-23 55TH AVENUE

MASPETH, NY 11378

Ideal Investment - 1031 Exchange Opportunity!

35,000 Sq. Ft. - 1 Story Industrial Building + 4,020 Sq. Ft. Land (20 Car Parking). Fully Leased Through 1/31/29.

TYPE

Warehouse / Industrial / Investment



SQUARE FT.

35,000 RSF



ZONING

M2-1



CLEAR HEIGHT

16'



PARCEL ID

2557
BLOCK



ELECTRIC POWER

800 AMPS



50

LOT

**Significant Upside in Rent /
100% Leased to a Life Science Tenant**

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

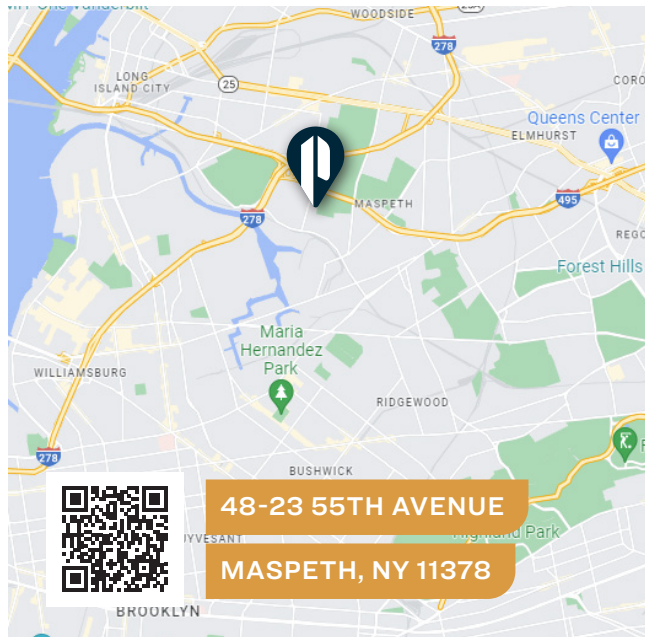
Property Overview

FEATURES

- 35,000 Sq. Ft. - 1 Story Building
- 4,020 Sq. Ft. (20) Car Parking
- 2 Interior Loading Docks
- 16' Ceiling Height
- 800 Amps of Power
- Premium Life Science Tenant
- Below Market Rent
- Qualified Opportunity Zone
- At the LIE/BQE - Minutes to Manhattan

ABOUT THE TENANT

CVS Caremark is ranked 6th on the 2023 Fortune 500 list



TRANSPORTATION



MIDTOWN TUNNEL

LONG ISLAND EXPRESSWAY

BROOKLYN-QUEENS EXPRESSWAY



Q67: 55 AVE/ 50 STREET



48-23 55TH AVENUE

MASPETH, NY 11378

Financials

CURRENT RENT	CURRENT NOI	ANNUAL INCREASE	LEASE EXPIRES	OPTION	MARKET RENT	MARKET NOI
\$21.11 SQ. FT. x 35,000 FT	\$738,994	3%	1/31/29	NO	\$30.00 FT NN	\$1,050,000

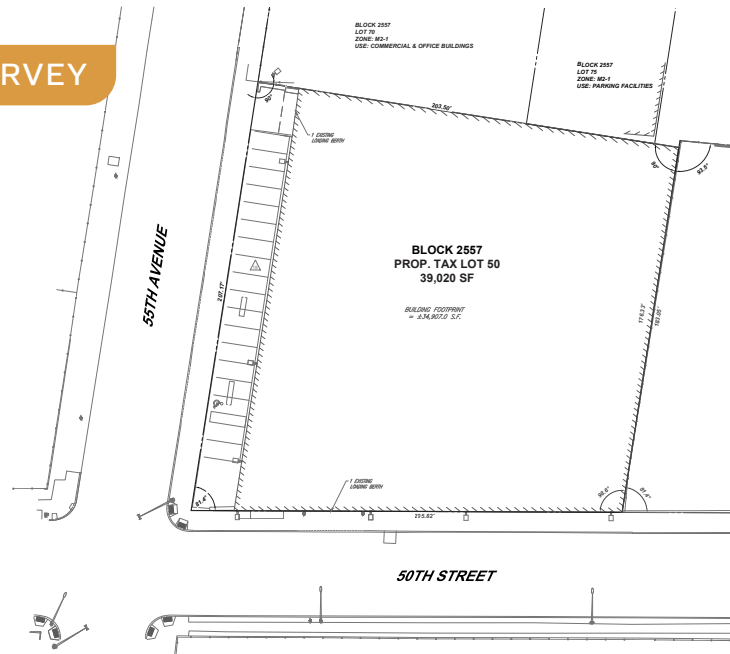


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

SURVEY



**PINNACLE
REALTY**
OF NEW YORK, LLC

34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



DECIO BAIO

Partner
dbaio@pinnaclereny.com
718-784-8436

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.