

# TWO 6,000 SF MASPETH INDUSTRIAL BUILDINGS FOR SALE

44-21 & 44-25 54th Drive, Maspeth, Queens





# Property Description

DY Realty Group, LLC is pleased to announce that it has been retained on an exclusive basis to handle the sale of two 6,000 sf industrial buildings in Maspeth, Queens. The buildings can be purchased together or separately.

These Class A industrial buildings were built in 2004 to the highest of standards. The buildings each feature a ground floor warehouse of 4,000 sf with 1 drive-in & 20' clear ceilings, as well as 2,000 sf of nicely finished second floor office, including HVAC & private bathrooms. There are 9 years remaining on an ICAP tax abatement.

The property is ideally located in the heart of Maspeth, minutes from the Long Island Expressway & Brooklyn-Queens expressway.

## 44-21 54TH DRIVE, MASPETH

<b>Total Building</b>	6,000 sf 2-Story
<b>Ground Floor</b>	4,000 sf Warehouse
<b>Second Floor</b>	2,000 sf Finished Office
<b>Ceiling</b>	20' Ground Floor
<b>Loading</b>	1 Drive-in Door
<b>Zone</b>	M2-1
<b>Construction</b>	Fireproof / Block & Steel
<b>Taxes</b>	\$12,603.00 (9 Year ICAP)
<b>Utilities</b>	HVAC Office, Gas Heat
<b>Power</b>	400 Amps
<b>Sale Price</b>	<b>Call or E-mail</b>

## 44-25 54TH DRIVE, MASPETH

<b>Total Building</b>	6,000 sf 2-Story
<b>Ground Floor</b>	4,000 sf Warehouse
<b>Second Floor</b>	2,000 sf Finished Office
<b>Ceiling</b>	20' Ground Floor
<b>Loading</b>	1 Drive-in Door
<b>Zone</b>	M2-1
<b>Construction</b>	Fireproof / Block & Steel
<b>Taxes</b>	\$15,303.00 (9 Year ICAP)
<b>Utilities</b>	HVAC Office, Gas Heat
<b>Power</b>	400 Amps
<b>Sale Price</b>	<b>Call or E-mail</b>



**CONTACT  
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**DY**  
REALTY GROUP

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