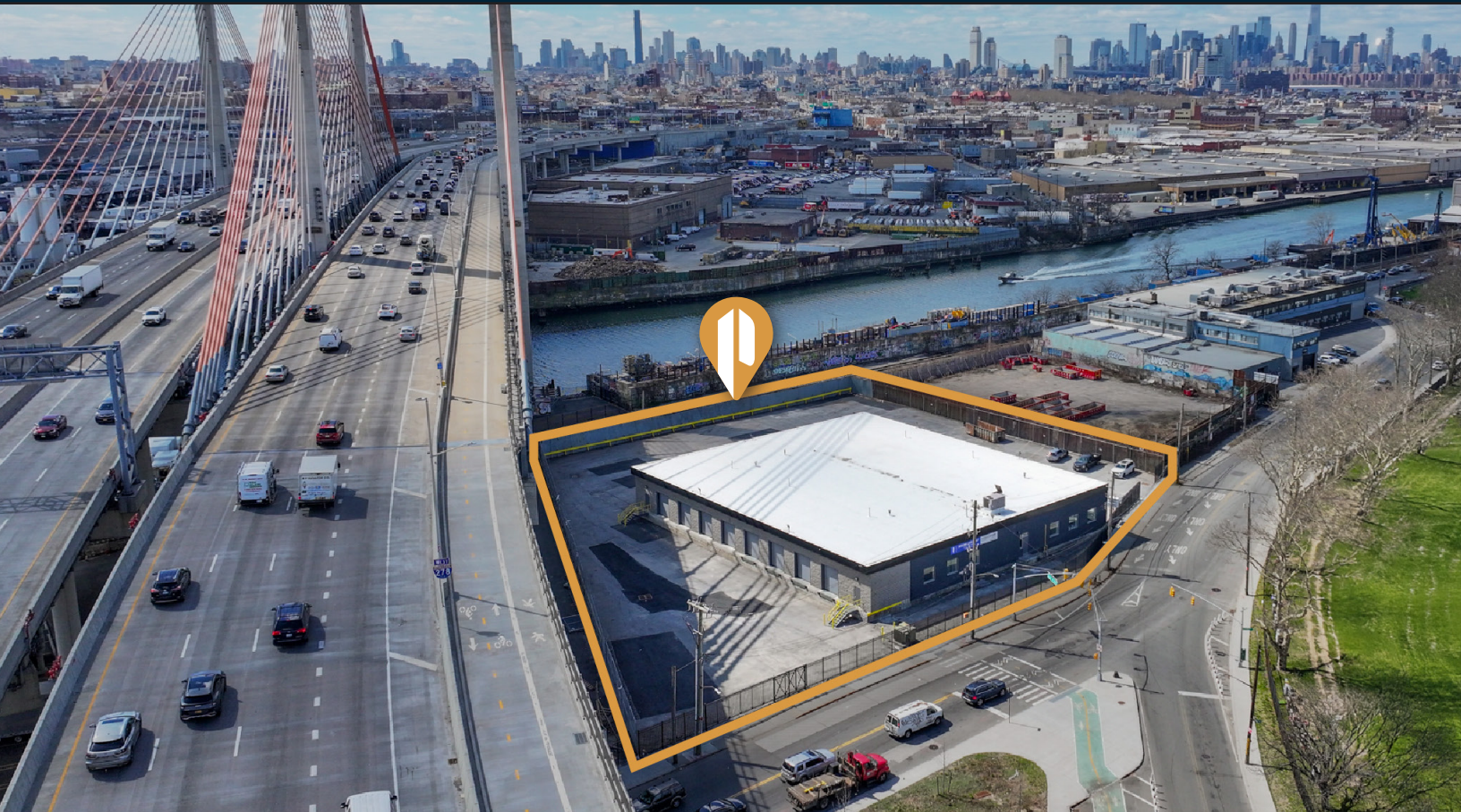




**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**34-52 LAUREL HILL BOULEVARD**

**MASPETH, NY 11378**

# One-of-a-Kind Opportunity in the Heart of Maspeth, NY

- 18,317 Sq. Ft. Single-Story Building
- 21 Loading Positions Plus
- 47,214 Sq. Ft. of Land
- **Divisions Available**

Type

**Final Mile Warehouse / Land / Industrial**



SQUARE FOOT

**18,317<sub>SF</sub>**



ZONING

**M3-1**



CLEAR HEIGHT

**16'**



PARCEL ID

**2520**

BLOCK

**FRESHLY RENOVATED  
AND READY FOR  
IMMEDIATE OCCUPANCY!**



**30**

LOT

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.

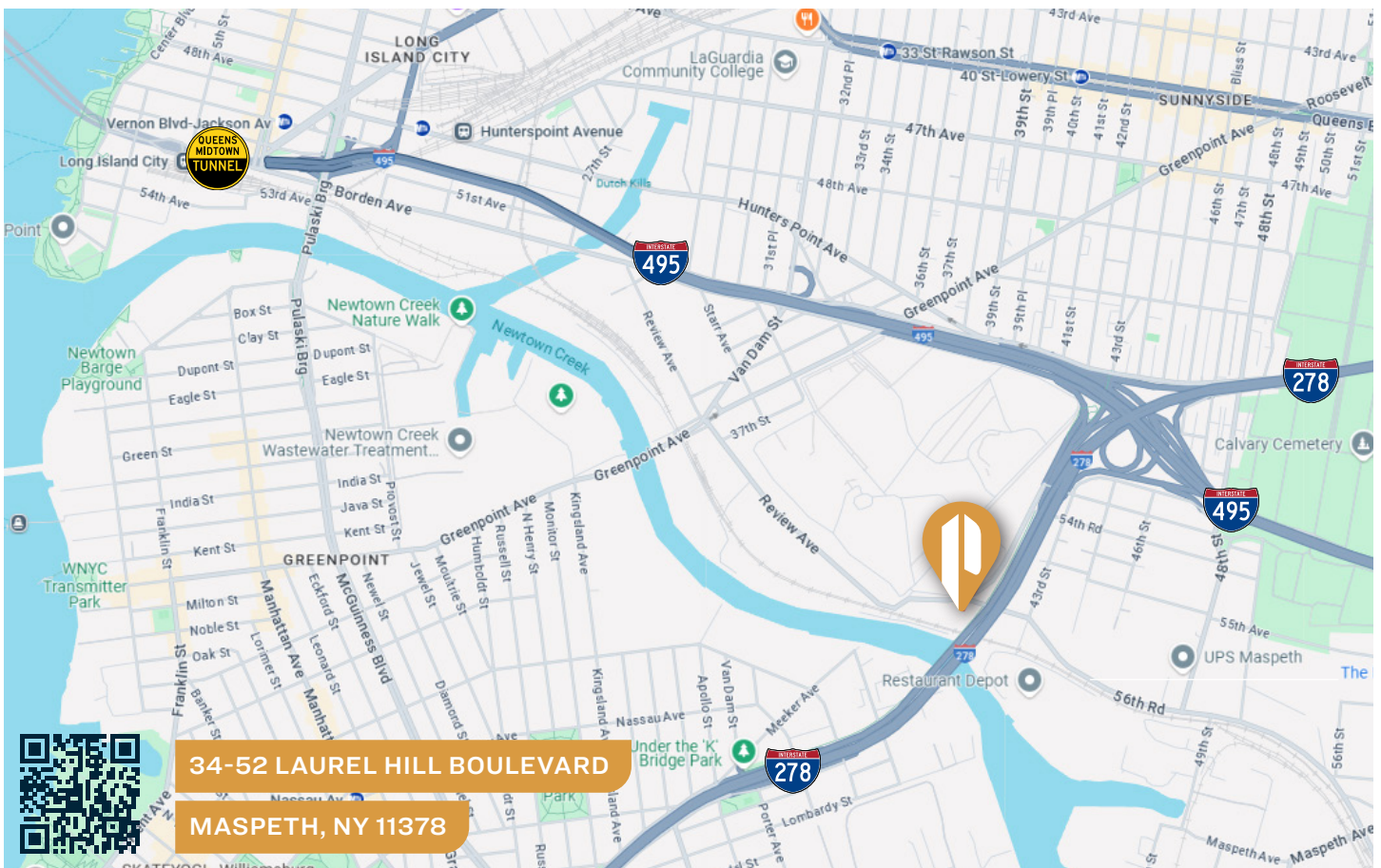
# Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale and leasing of 34-52 Laurel Hill Boulevard, Maspeth, NY. This ideally located 18,317 sq. ft. distribution facility, featuring 21 loading positions and an additional 47,214 sq. ft. of improved, secured land, is adjacent to the Kosciuszko Bridge at the geographic center of NYC's distribution hub. It is just blocks from the entrance to the LIE and BQE, minutes to Manhattan, and offers convenient access to major roadways serving the tri-state metropolitan area.

This rare industrial property is located in an M3-1 zoning district, NYC's heaviest industrial use zone. The generously sized lot boasts over 300 feet of frontage, providing effortless site access, and is perfectly positioned to accommodate the growing demand for e-commerce, last-mile distribution, fleet storage, and all types of industrial uses.

## Features

- 21 Exterior Loading Platforms
- 1 Overhead Drive-In Door
- 2,524 Sq. Ft. Freshly Renovated Office Space
- 16' Ceiling Height
- **Electric System:** 277/480 Volt, Three-Phase, Four Wire
- **Amps:** 2,000 Amps at 480 Volts
- **Watts:** Maximum Capacity of 1.66 MW / 1,663,000 Watts




34-52 LAUREL HILL BOULEVARD

MASPETH, NY 11378



## TRANSPORTATION

 **Q67: 54 AVENUE/  
43 STREET**

 **MIDTOWN TUNNEL**

 **LONG ISLAND  
EXPRESSWAY**

 **BROOKLYN QUEENS  
EXPRESSWAY**



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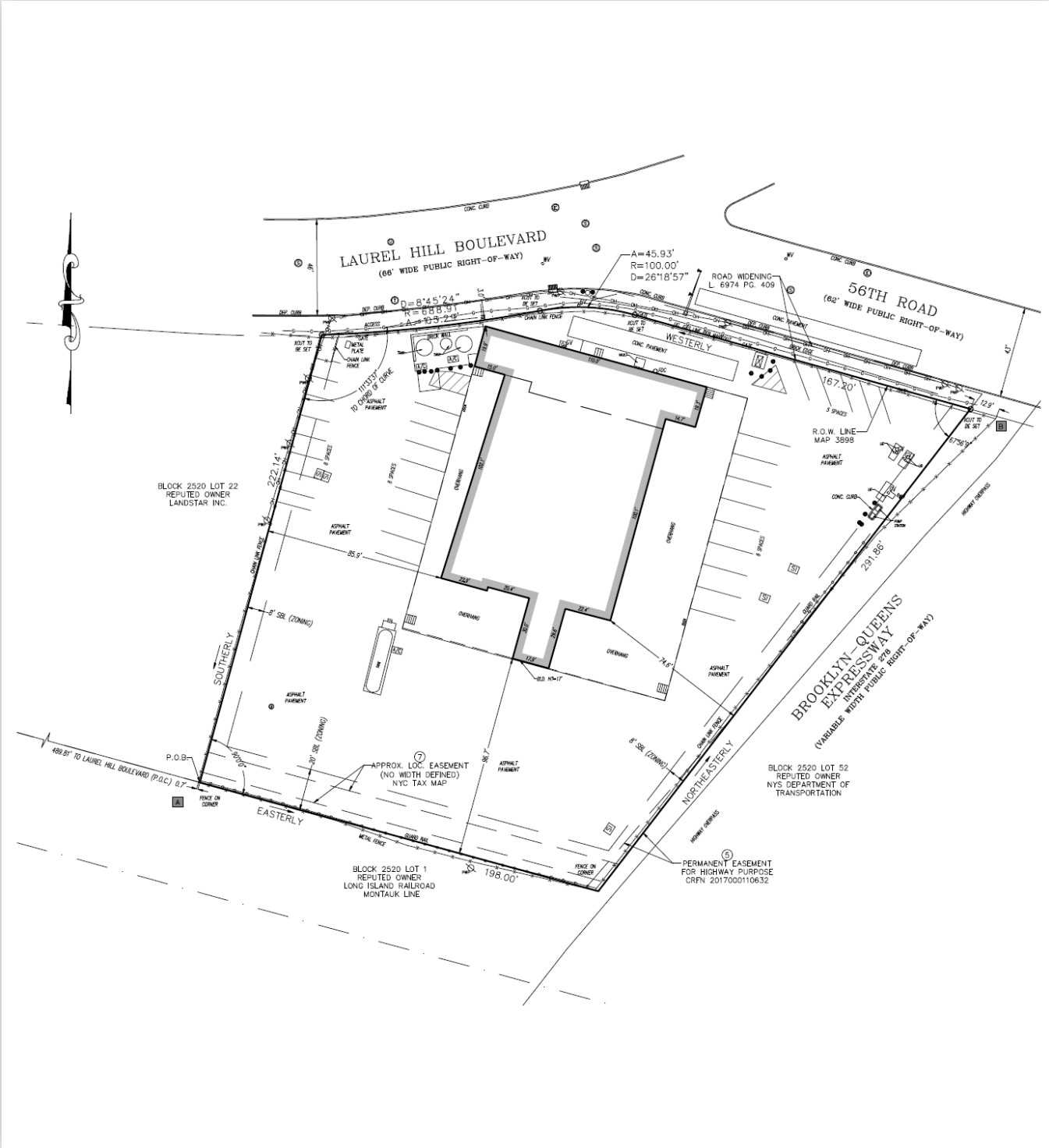
**PROPOSED DIVISIONS**



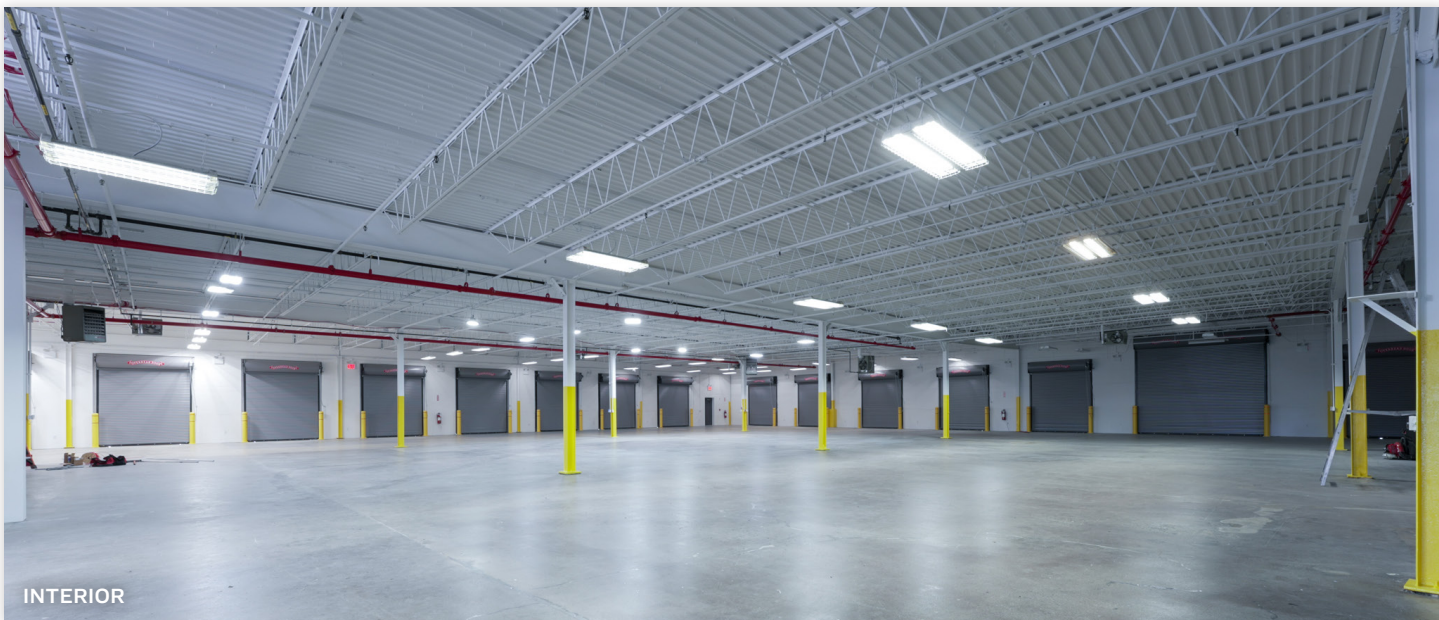
**OPTION 1**  
18,317 SF ONE-STORY BUILDING  
PLUS 23,000 SF OF LAND

**OPTION 2**  
24,214 SF OF LAND

**SURVEY**



PICTURES



INTERIOR



EXTERIOR



34-07 Steinway Street, Suite 202  
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