



**Kalmon Dolgin**  
AFFILIATES INC.

**FULLY BUILT OUT MOVIE STUDIO & SUPPORT SPACE**

**42,000 SQ. FEET + PARKING FOR LEASE**



**34-02 LAURELHILLBLVD.**  
**MASPETH, NY 11378**

FOR FURTHER INFORMATION CONTACT EXCLUSIVE AGENTS @ KALMON DOLGIN AFFILIATES, INC.

FRED RUFRANO

347-390-1127 (DIRECT)

[FRED@KALMONDOLGIN.COM](mailto:FRED@KALMONDOLGIN.COM)

NEIL DOLGIN

718-388-2331 (DIRECT)

[NEIL@KALMONDOLGIN.COM](mailto:NEIL@KALMONDOLGIN.COM)

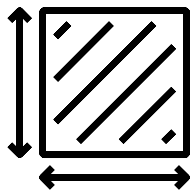
# 34-02 LAUREL HILL BLVD.

Kalmon Dolgin Affiliates presents an exclusive opportunity to lease a 42,000 square foot industrial building, with 14,300 square feet of paved parking surrounding the building.

This building is ready to be delivered in perfect condition.

Features include HVAC, fully built out movie studio stages, dressing rooms, and offices, ideal for film production, art storage, gallery, sport complexes, warehousing or any industrial use.

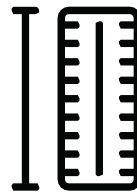
Located in the heart of Maspeth, New York. This strategically located property on a wide street offers an unparalleled opportunity for businesses seeking a robust and adaptable space.



**42,000 SQ. FT.  
BUILDING**



**14,300 SQ. FT.  
PAVED PARKING**



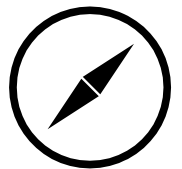
**16' - 30'  
CEILING HEIGHTS**



**5 DRIVE-INS**



**WIDE STREETS**



**M3-1 ZONING**

## FOR MORE INFORMATION CONTACT

**FRED RUFRANO**

**LICENSED REAL ESTATE SALESPERSON**

**347-390-1127 (OFFICE)**

**FRED@KALMONDOLGIN.COM**

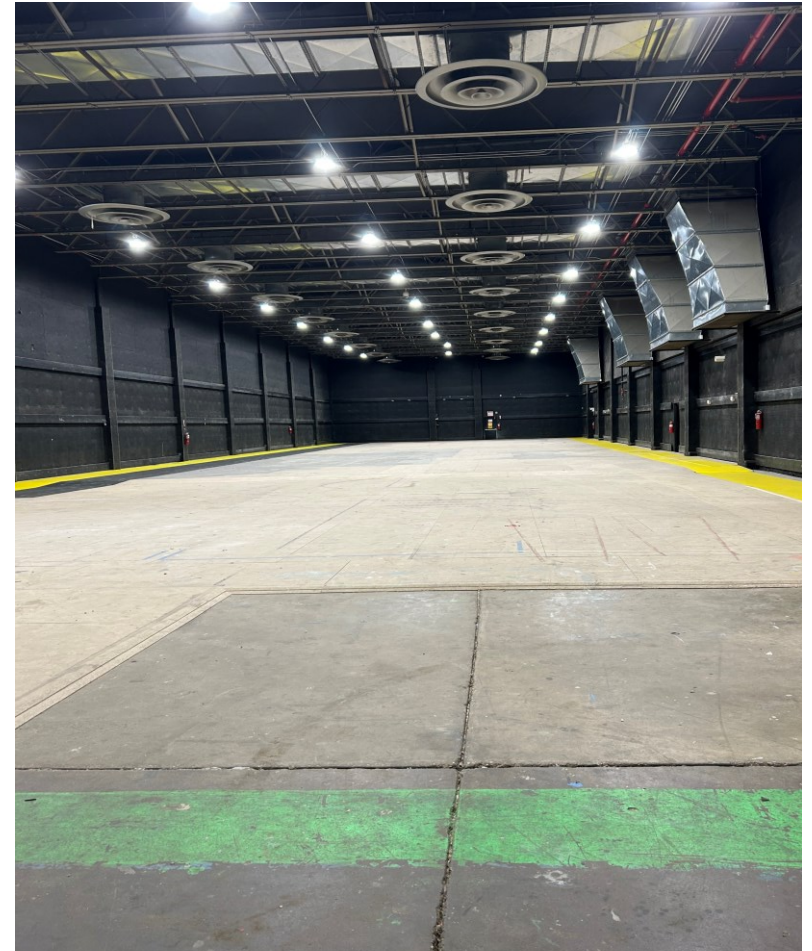
**NEIL DOLGIN**

**LICENSED REAL ESTATE BROKER**

**718-388-2331 (OFFICE)**

**NEIL@KALMONDOLGIN.COM**

# 34-02 LAUREL HILL BLVD.



AERIAL VIEW