



Multiple Divisions Available: See Page 2 For Options

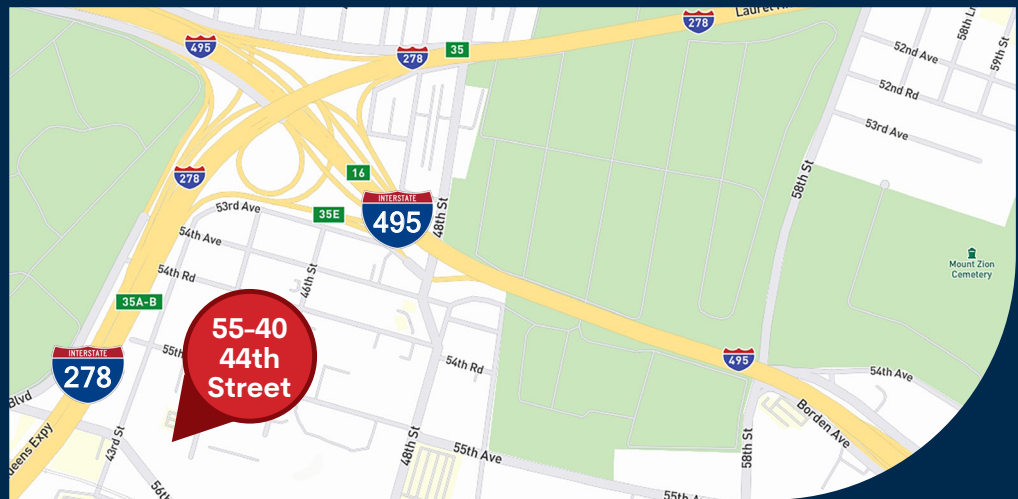
Queens Class A Industrial Building & Yard

55-40 44th Street, Maspeth, NY 11378

10,000 sq. ft. Building & 17,500 sq. ft. Yard For Lease

Available for lease is a 10,000 sq. ft. of building, divisible to 5,000 sq. ft., with 25' ceiling height, and a 17,500 sq. ft. fenced & paved yard, leased together or separately. Loading to the building is serviced through 2 drive-in doors.

Centrally located in Maspeth, Queens, just blocks from both the Brooklyn-Queens Expressway and Long Island Expressway. Ideal access to all boroughs of New York City & points north and east.



Specifications

**5,000 to 10,000 sq. ft.
BUILDING**

**17,500 sq. ft.
PAVED & FENCED YARD**

**1,500 sq. ft.
OFFICE AREA**

**25'
CLEAR CEILING HEIGHT**

**2
DRIVE-IN DOORS**

**400 Amps
POWER**





Considered Divisions Are As Follows:

Option 1: 5,000 sq. ft. Warehouse

Option 2: 10,000 sq. ft Warehouse

Option 3: 17,500 sq. ft Fenced & Paved Yard

Option 4: 10,000 sq. ft Warehouse and 17,500 sq. ft Fenced & Paved Yard



55-40
44th
Street

Contacts



Mathew Diana
D 718.541.6835
mdiana@dyrealty.com

Paul J. Yuras
D 718.541.6836
pyuras@dyrealty.com

Ranee Jaber
D 917.757.4729
rjaber@dyrealty.com

Peter Derbar
D 718.729.7474
pderbar@dyrealty.com

Brookfield Properties

Kyle McGrady
D 201.514.1985
kyle.mcgrady@brookfieldproperties.com