

CONFIDENTIAL OFFERING MEMORANDUM

Clinton Hall
56-60 – 56-70 58th Street, Maspeth, Queens, NY 11378
Queens (Borough 4) | Block 2577 | Lot 25
M1 Zoning | Assembly / Commercial Use | Real Estate Only

EXECUTIVE SUMMARY

Clinton Hall is a large format industrial, commercial, and assembly building located in Maspeth, Queens, New York. The property is offered as a real estate only sale and will be delivered without an operating business, leases, contracts, or guaranteed income. Zoned M1 and supported by a valid Certificate of Occupancy authorizing assembly use, the property offers legal certainty and flexibility for a wide range of commercial and institutional uses.

Originally constructed in 1926, the building reflects a period when New York structures were designed for permanence. Its Class A fireproof concrete and steel construction, expansive open spans, and full concrete roof support large scale assembly and commercial use. The property has been family owned for generations and is widely regarded as a Maspeth landmark, having hosted significant events, live performances, and public speaking engagements over time, including appearances by Frank Sinatra and the Dalai Lama.

PROPERTY OVERVIEW

The property comprises approximately 26,000 square feet of total interior space situated on a corner lot in Maspeth, Queens. The building includes a legalized basement level and is supported by Certificates of Occupancy on file with the New York City Department of Buildings. Upper levels are delivered vacant, and the property is offered free of operating businesses, leases, and contractual income, subject to the occupancy disclosure set forth herein.

The structure features large open floor plates enabled by a reverse engineered mezzanine system that transfers loads through engineered trusses into the roof, eliminating the need for interior columns. Major building systems including electrical, plumbing, and roofing have been updated, reducing near term capital expenditure requirements.

OCCUPANCY DISCLOSURE

The lower level of the building is currently occupied by users without a written lease. No rental income from the lower level is being represented, guaranteed, or relied upon in this offering. The property is otherwise delivered free of leases, operating businesses, and contractual income.

FIRE & LIFE SAFETY

The building is a fire safe structure originally designed for assembly occupancy. Its fireproof concrete and steel construction, existing means of egress, and life safety systems were conceived to support large scale assembly use. Purchaser to independently verify current compliance, systems, and allowable occupancy.

ZONING & PERMITTED USES

The property is located within an M1 zoning district permitting light manufacturing, commercial, and institutional uses. The existing Certificate of Occupancy authorizes assembly use, providing flexibility for owner users or tenants, subject to purchaser due diligence.

LOCATION & CONNECTIVITY

The property is centrally located in Maspeth, Queens with direct access to the Long Island Expressway and Brooklyn Queens Expressway, providing convenient connectivity to Manhattan, Brooklyn, Long Island City, and regional transportation hubs.

FINANCIAL & INCOME DISCLAIMER

No in place income, leases, or operating revenue are included in this offering. Any discussion of potential income or future leasing is illustrative only and subject to purchaser independent analysis and due diligence.

INVESTMENT HIGHLIGHTS

Valid Certificate of Occupancy for assembly use
Fire safe building designed for assembly occupancy
M1 zoning with flexible commercial use potential
Large contiguous floorplate suitable for owner user or single tenant use
Delivered free of leases and operating businesses

DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is subject to verification and change without notice.