

FOR LEASE

**56-07 48TH STREET
MASPETH, QUEENS, NY 11378**

**±16,000 SF BUILDING
±60,000 SF LAND**

AVAILABLE JANUARY 2026
CAPITAL IMPROVEMENTS PLANNED



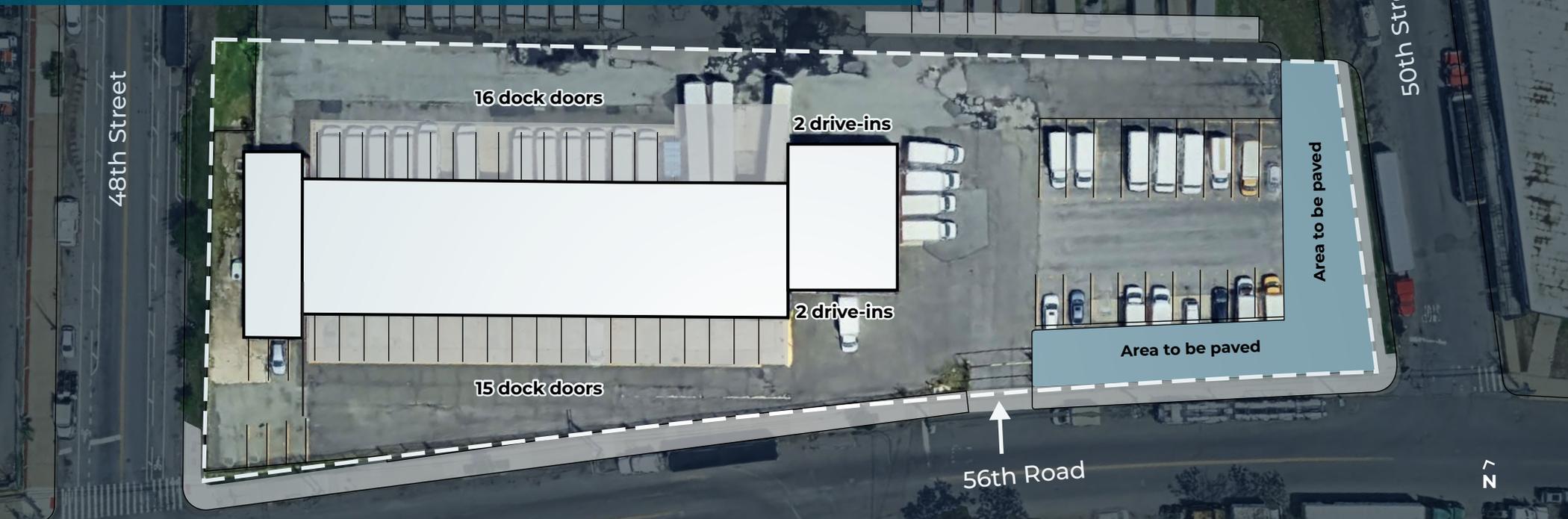
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OVERVIEW



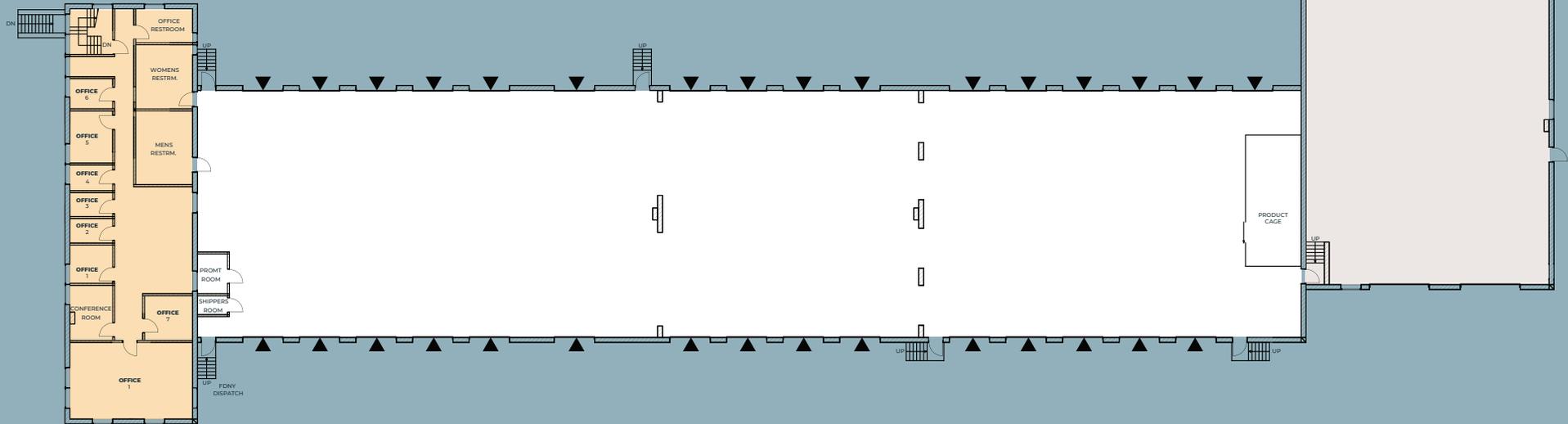
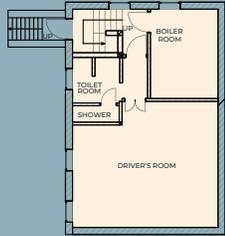
Total building size	± 16,000 SF
Land	± 60,000 SF
Dock doors	31 (8' x 10')
Drive-ins	4 doors
Power	400 AMPS, 3-phase, 120/208V
Zoning	M2-1
Tax lots	Block 2562 Lots 1, 20, 25, 37

Planned capital improvements:

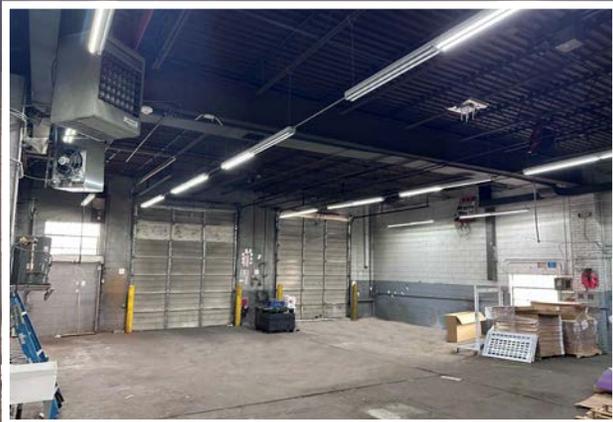
- Parking lot to be repaved and restriped
- Loading dock door limiters to be removed
- Loading dock ramps to be removed and returned to flat grade
- Exterior lighting refresh
- Interior painting

FLOOR PLAN

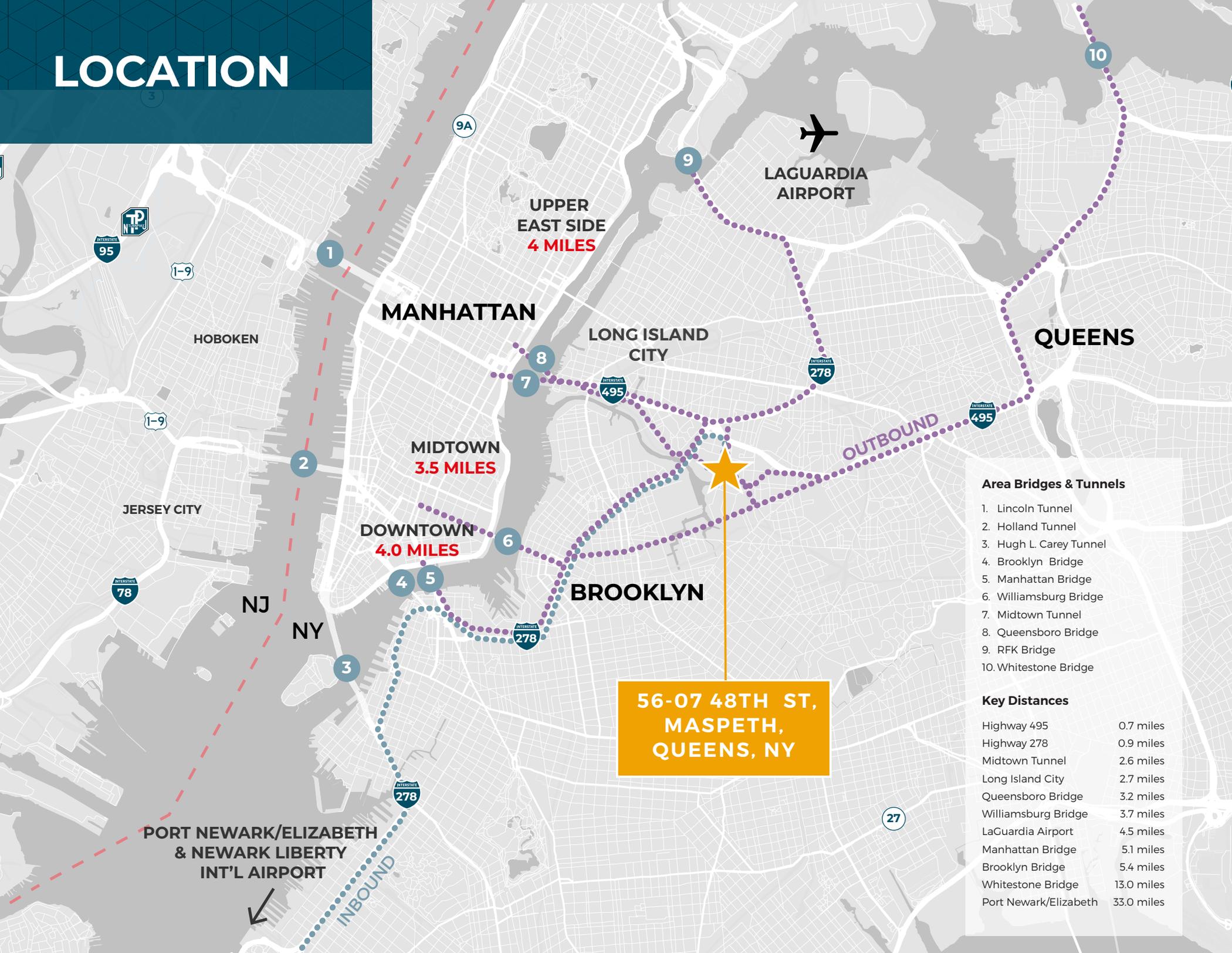
CELLAR



GALLERY



LOCATION



**56-07 48TH ST,
MASPETH,
QUEENS, NY**

Area Bridges & Tunnels

1. Lincoln Tunnel
2. Holland Tunnel
3. Hugh L. Carey Tunnel
4. Brooklyn Bridge
5. Manhattan Bridge
6. Williamsburg Bridge
7. Midtown Tunnel
8. Queensboro Bridge
9. RFK Bridge
10. Whitestone Bridge

Key Distances

Highway 495	0.7 miles
Highway 278	0.9 miles
Midtown Tunnel	2.6 miles
Long Island City	2.7 miles
Queensboro Bridge	3.2 miles
Williamsburg Bridge	3.7 miles
LaGuardia Airport	4.5 miles
Manhattan Bridge	5.1 miles
Brooklyn Bridge	5.4 miles
Whitestone Bridge	13.0 miles
Port Newark/Elizabeth	33.0 miles

CORPORATE NEIGHBORS



LOCAL DEMOGRAPHICS

5 miles

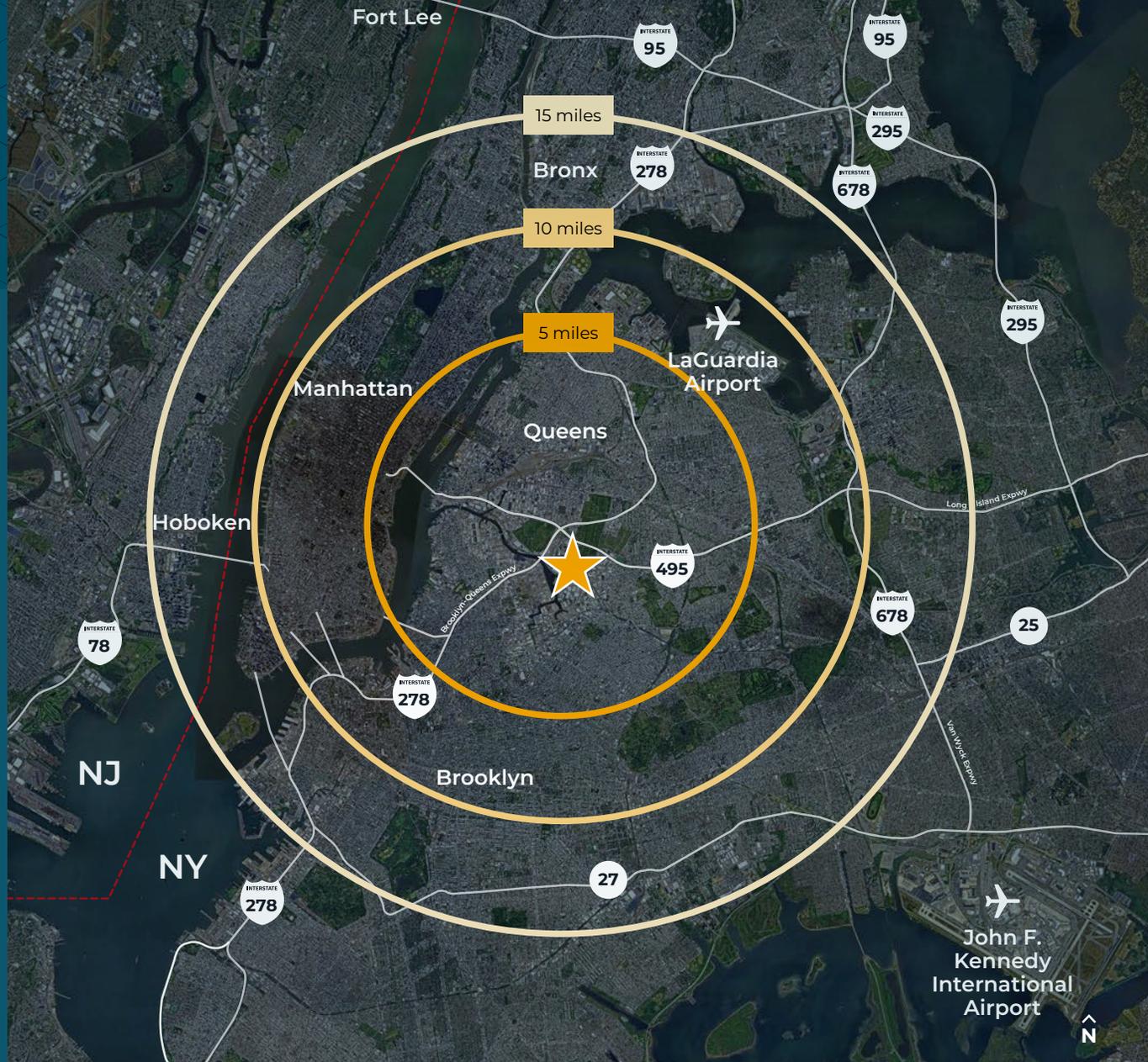
Total population	3,287,710
Warehouse labor	62,295
Median household income	\$92,892

10 miles

Total population	8,103,802
Warehouse labor	163,058
Median household income	\$79,785

15 miles

Total population	10,832,405
Warehouse labor	239,173
Median household income	\$80,503



CONTACT US FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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