



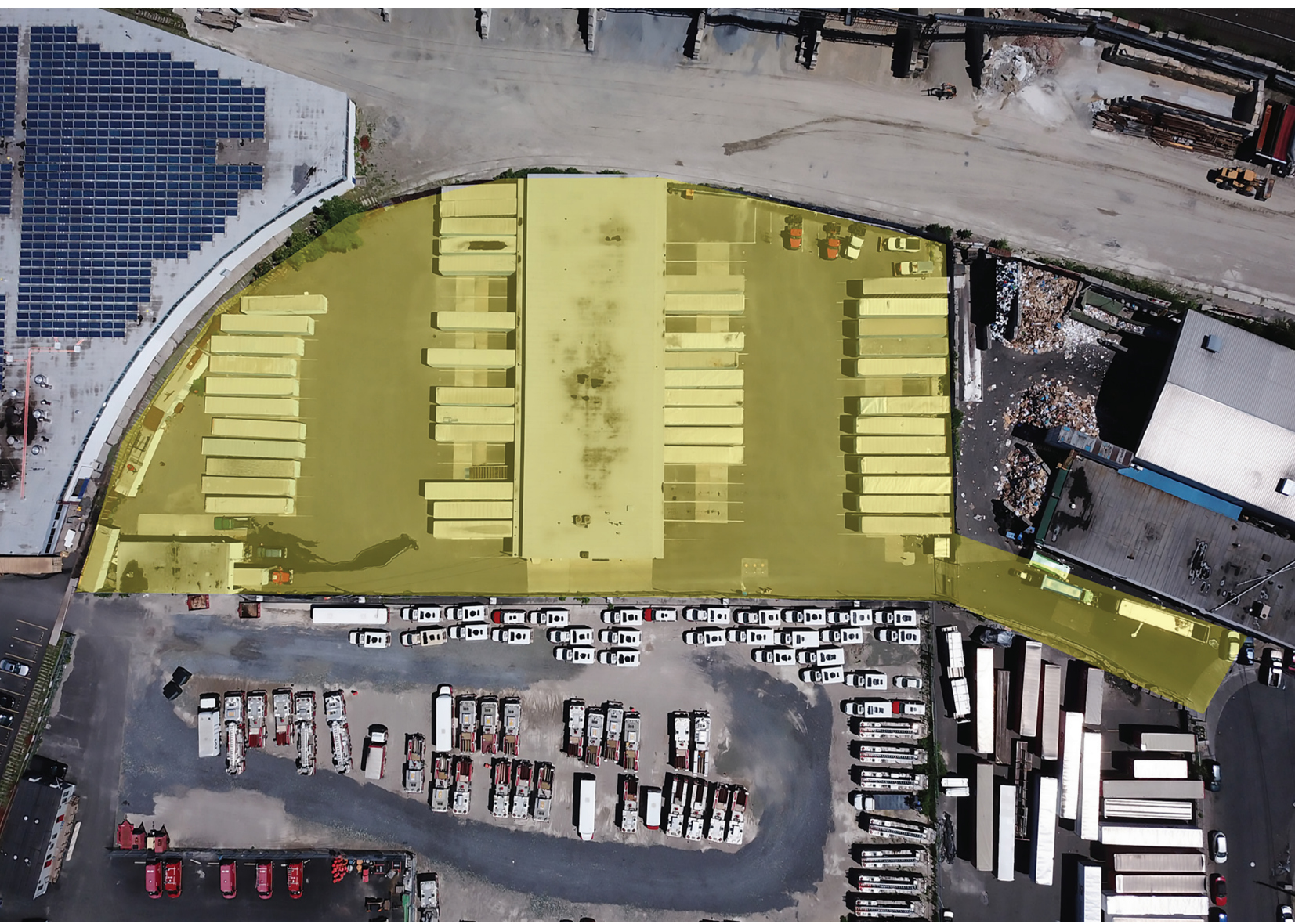
Rare Maspeth Cross-Dock Facility For Lease

56-85 49th Street / 1 Railroad Place, Maspeth, Queens



PROPERTY INFORMATION

MASPETH CROSS DOCK FACILITY FOR LEASE
56-85 49TH STREET / 1 RAILROAD PLACE, MASPETH, QUEENS



Rare Queens Industrial Leasing Opportunity

This one-of-a-kind private off-street facility is located in the heart of Maspeth, and consists of a 1-story 17,851 sf cross-dock terminal with office space situated on a plot of 89,120 sf.

The building has 28 exterior loading positions with new overhead doors and dock levelers. In addition, there is a 1,560 sf shop building with high ceilings, currently used for truck repair. The current zoning is M3-1, allowing for a multitude of as-of-right industrial uses.

The property is ideally located minutes from the Long Island Expressway and Brooklyn Queens Expressway allowing for easy access to Brooklyn, Queens, Manhattan, the Bronx and Long Island.

Contact the Exclusive Agents for more information or to schedule a tour.

Total Plot	89,120 sf
Terminal Building	17,851 sf
Shop Area	1,560 sf
Dock Positions	28 Exterior Dock Positions
Power	400A
Clear Height	16'
Zone	M3-1
Asking Price	Call or E-mail

For More Information or To Schedule A Tour, Contact Exclusive Agents: **Mathew Diana** | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com
Peter Derbar | 718-729-7474 x124 | PDerbar@DYRealty.com



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LOCATION PROFILE

MASPETH CROSS DOCK FACILITY FOR LEASE
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Unrivaed Highway Access

Situated in the heart of Maspeth, Queens, 1 Railroad Place boasts elite logistics connectivity. The property is strategically positioned within minutes of NYC’s primary freight arteries, allowing for seamless distribution across the five boroughs, Long Island, and New Jersey.

I-495 (Long Island Expressway): Located less than 1 mile from the property, providing a direct East-West freight corridor into the heart of Manhattan via the Queens-Midtown Tunnel, and Eastbound to Nassau and Suffolk counties.

I-278 (Brooklyn-Queens Expressway): Positioned immediately west of the facility, offering uninterrupted North-South access to the RFK Bridge and Southbound access into Brooklyn and the Verrazzano-Narrows Bridge.

Last-Mile Consumer Demographics

The true value of 1 Railroad Place lies in its ability to facilitate “Last-Mile” and “Same-Day” delivery logistics. The facility sits at the geographic epicenter of New York City, enabling tenants to service millions of high-income consumers within a fraction of standard logistics windows.

10 Mile Radius Population: Over 6.5 million people, representing one of the densest and most lucrative consumer demographics globally.

Labor Pool Access: Maspeth is surrounded by a robust, transit-dependent industrial labor force spanning Queens and Brooklyn, ensuring a supply of skilled workforce for 24/7 cross-dock and warehouse operations.

Notable Area Logistics Companies

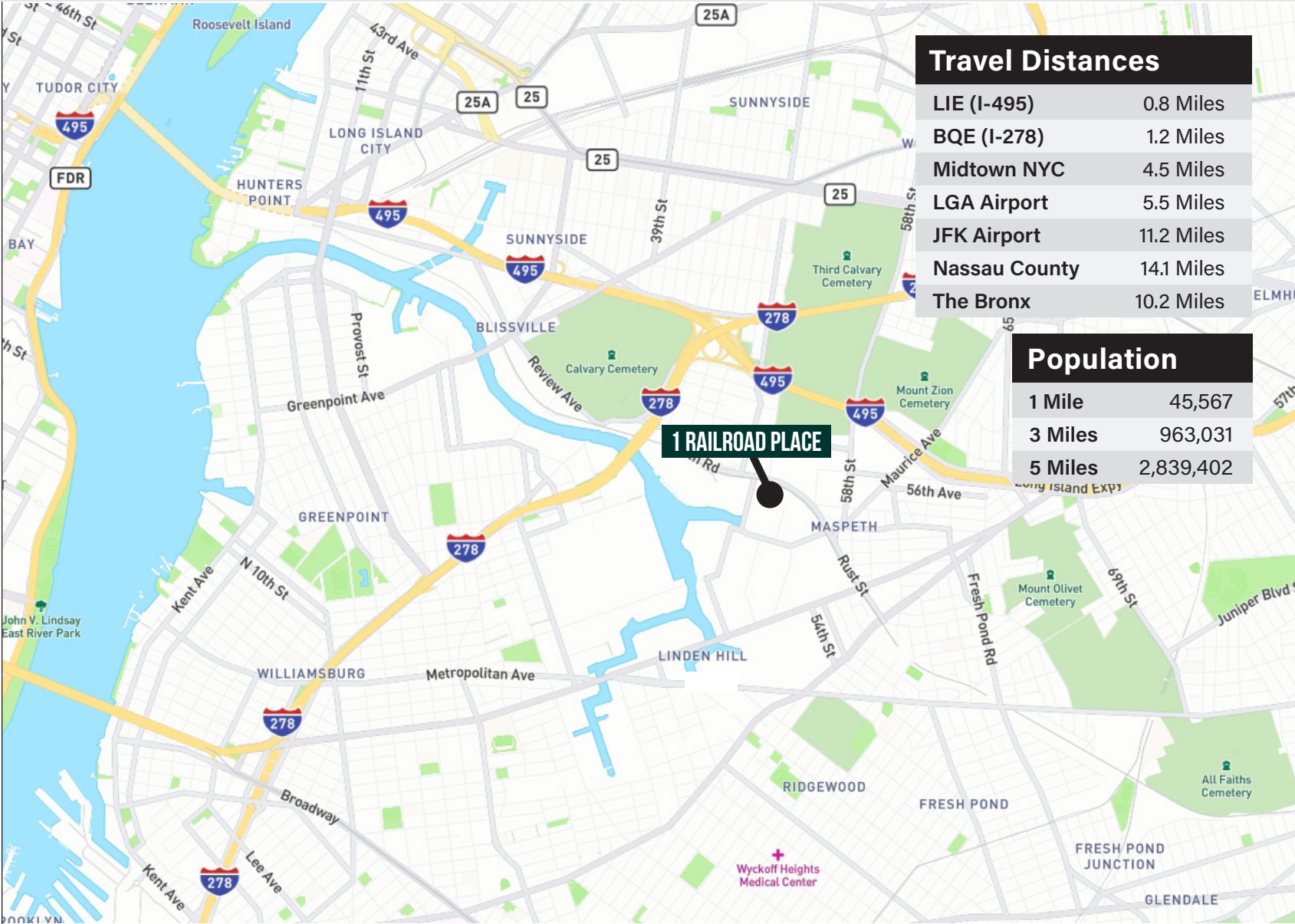
FedEx, UPS, Duie Pyle, Coca-Cola, Restaurant Depot, XPO, Old Dominion, Sunline Express, Amazon, Bimbo Bakeries, F.W. Webb, Ferguson

Travel Distances

LIE (I-495)	0.8 Miles
BQE (I-278)	1.2 Miles
Midtown NYC	4.5 Miles
LGA Airport	5.5 Miles
JFK Airport	11.2 Miles
Nassau County	14.1 Miles
The Bronx	10.2 Miles

Population

1 Mile	45,567
3 Miles	963,031
5 Miles	2,839,402



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