

**EXCLUSIVE SALES OFFERING**

# 59-48 55th Street

**Maspeth, New York 11378**

- 16,580± SF Industrial Building
- 2,000± SF Fenced & Paved Land



Please Contact Co-Exclusive Brokers

**Brian Jaffe**

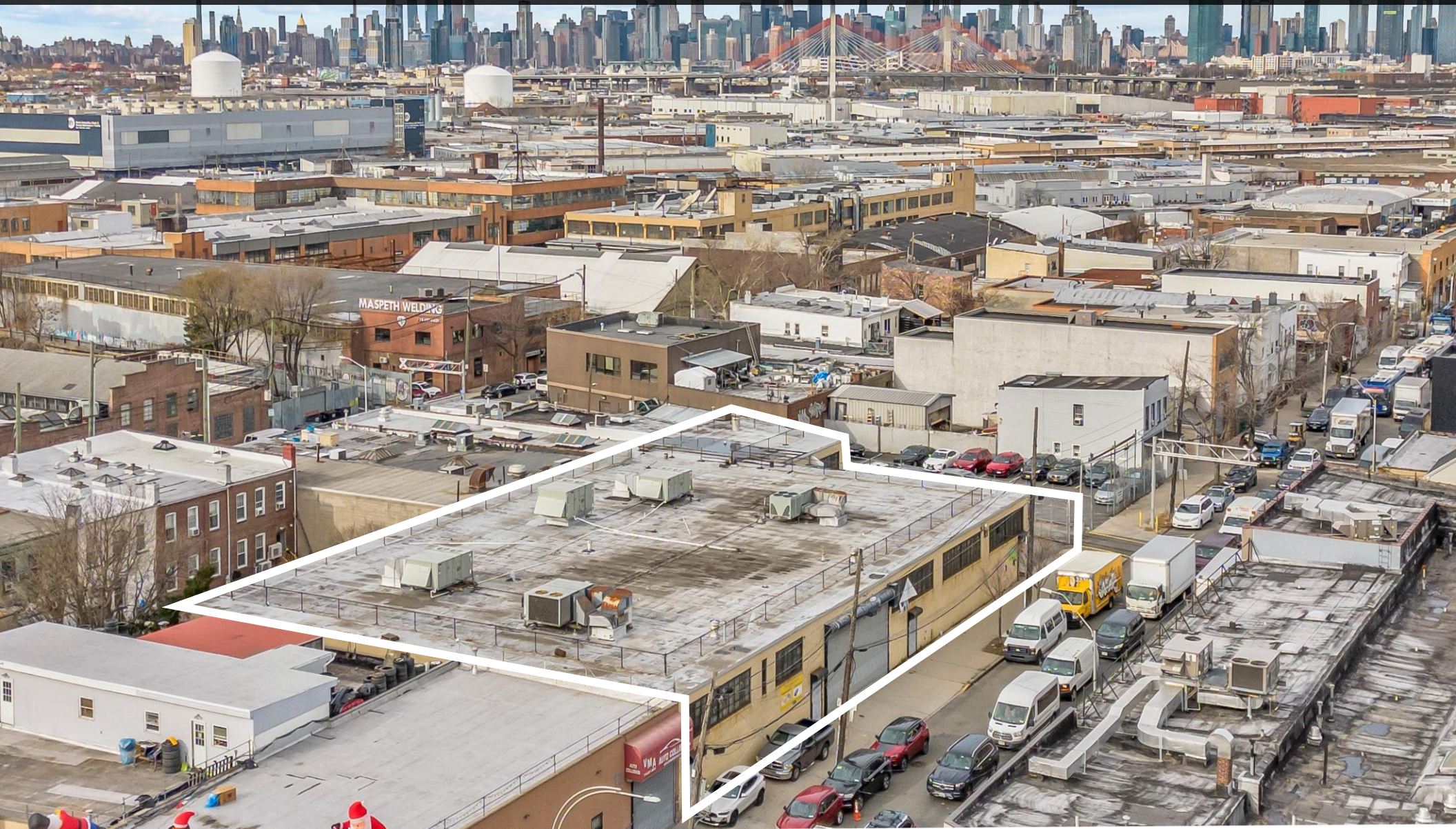
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## CONTENTS

4	Executive Summary
5	Property Overview
6	Neighborhood Map
7-12	Photographs
13	Floor Plan
14	Potential Uses
15	Route Map
16	Location Map
17	Contact Information

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

# EXECUTIVE SUMMARY

Jaffe Realty LLC and TEK Realty Advisors LLC have been retained on an exclusive basis to arrange the sale of 59-48 55<sup>th</sup> St, Maspeth, NY (the "Property"). Centrally located within the industrial submarket of the greater NY area, this 16,580± SF one-story warehouse offers 2 interior loading docks, 1 overhead drive-in door, 2,000 AMPS power, 16' clear ceiling height, heavy floor load and 2,000± SF of paved land for loading and parking.

Conveniently located on 55<sup>th</sup> Street between Grand and Flushing Avenues, this Property is ideal for warehouse users, manufacturers, contractor, among other users/investors. Currently the building has an existing tenant which can remain in all or part of the building while generating immediate income for perspective buyers or the building can be delivered vacant.



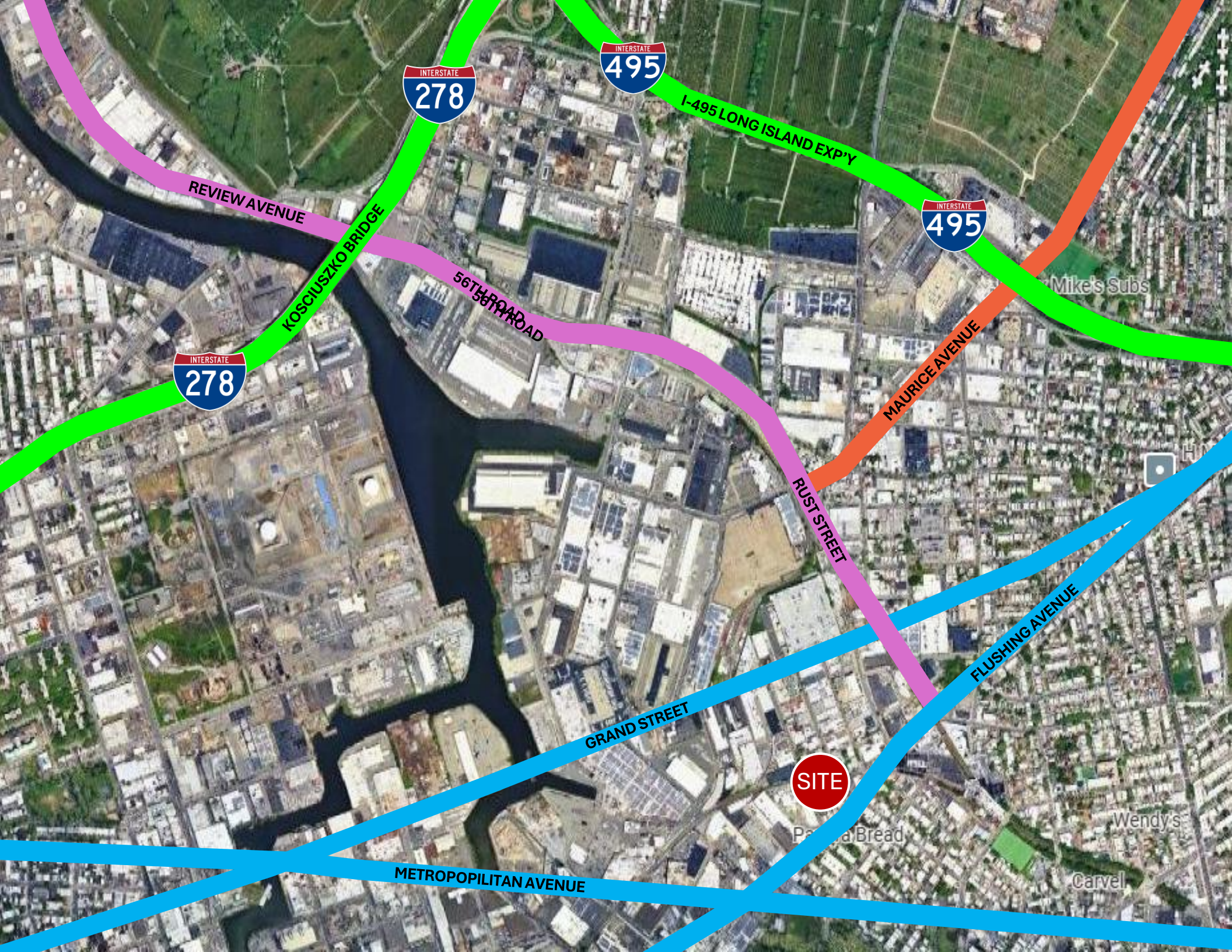


# PROPERTY OVERVIEW

Property Address:	59-48 55 <sup>th</sup> Street, Maspeth, NY 11378
Block, Lot:	2629 / 32
Building Size:	±16,580 SF (One-Story Warehouse)
Year Built:	1964
Parking/Land Area:	±2,000 SF
Lot Size:	±18,500 SF
Lot Dimensions:	195.15' x 103.35' (Slightly Irregular)
Ceiling Height:	16' Clear
Loading Docks:	2 Interior (53' Deep)
Drive-In Doors:	1 Overhead
Electrical Power:	2,000 AMPS
Zoning District:	M1-1
Real Estate Taxes:	\$57,326 (2025/26)
Sale Price:	Upon Request



**JAFFE REALTY**  
— INDUSTRIAL - COMMERCIAL —



INTERSTATE  
278

INTERSTATE  
495

INTERSTATE  
495

INTERSTATE  
278

REVIEW AVENUE

KOSCIUSZKO BRIDGE

56TH ROAD

I-495 LONG ISLAND EXP'Y

MAURICE AVENUE

RUST STREET

GRAND STREET

FLUSHING AVENUE

METROPOLITAN AVENUE

SITE

Mike's Subs

Panera Bread

Wendy's

Carvel









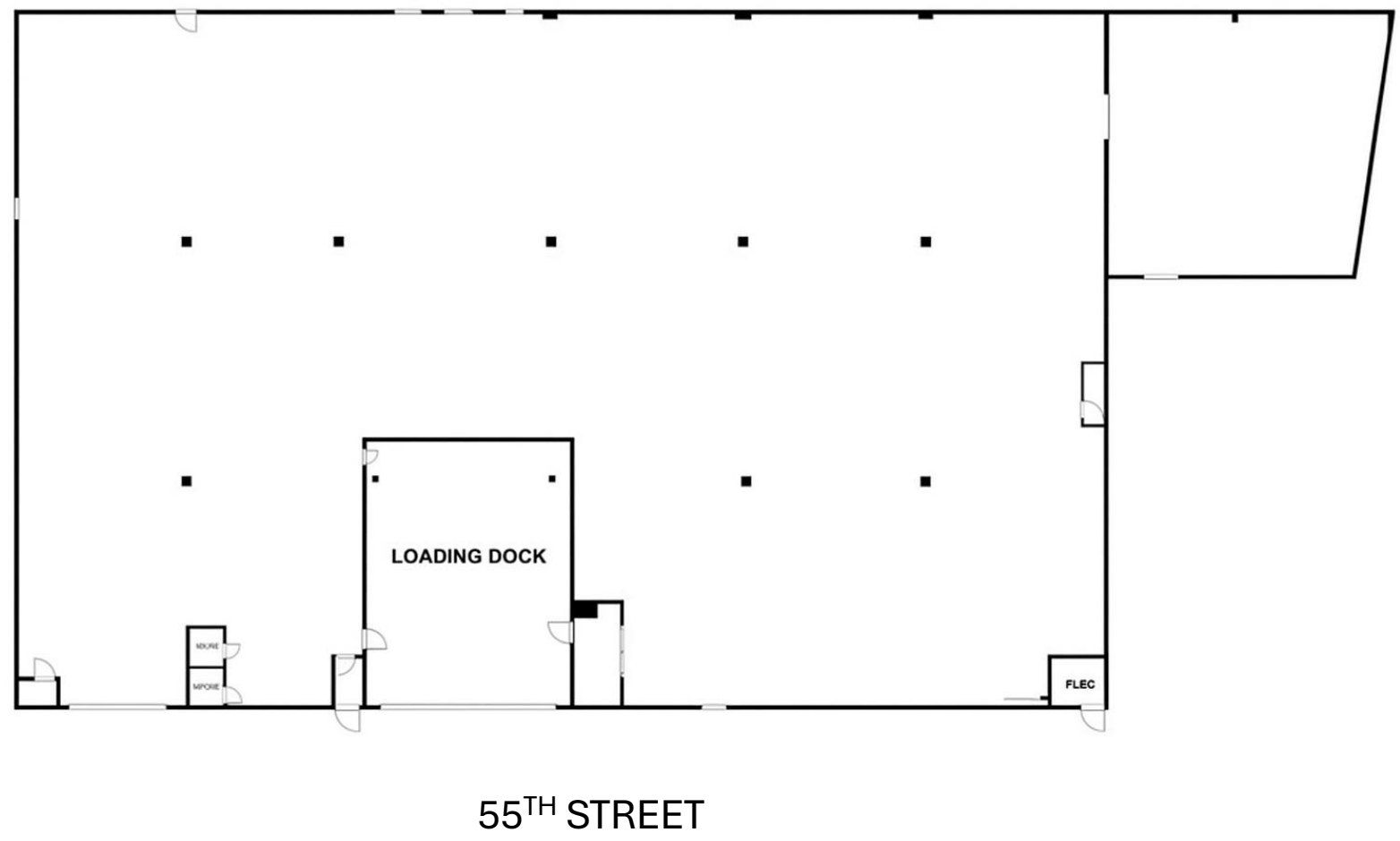
**INTERIOR LOADING &  
WAREHOUSE**



OFFICE & SHOWROOM AREA



**FLOOR PLAN**



# IDEAL USES



- E-Commerce
- Cash-N-Carry



- Construction Contractors
- Building Materials



- Food / Beverage Distribution
- Manufacturing
- Frozen / Dry Storage



- Plumbing Supplies
- Contractor / Distributor



- Steel Fabrication



Set Props / Film Industry



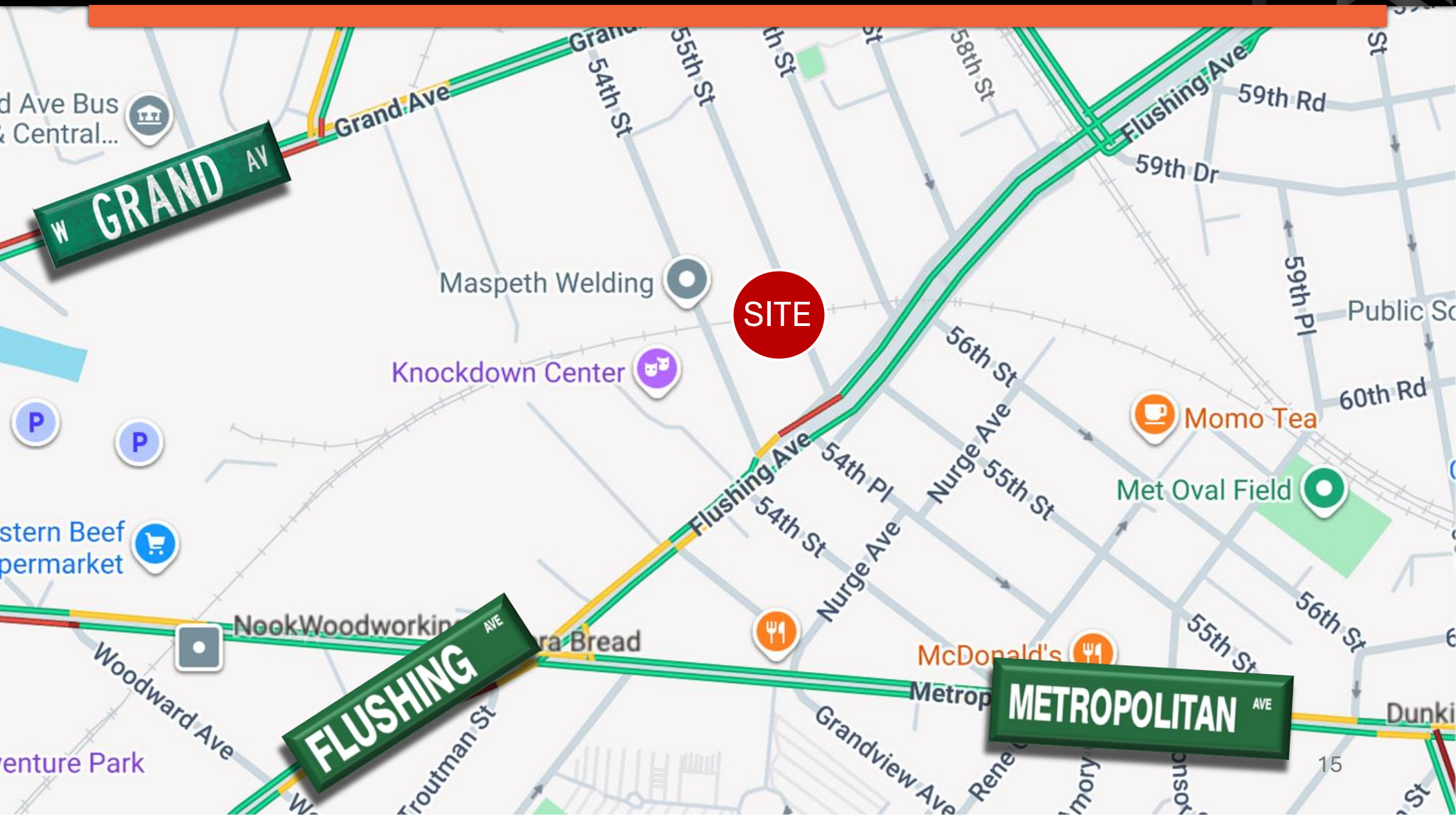
- Woodworking
- Assemble
- Cabinetry



- Warehouse Distribution
- General Merch Trade Co

# ROUTE MAP

I-278 Brooklyn Queens Expressway	1 Mile	Queensboro Bridge	3.9 Miles
I-495 Long Island Expressway	1.4 Miles	Whitestone Bridge	9.3 Miles
Williamsburg Bridge	2.6 Miles	LaGuardia Airport	7.1 Miles
RFK / Triborough Bridge	5 Miles	JFK International Airport	10.7 Miles
Queens Midtown Tunnel	3.8 Miles	Newark International Airport	16.4 Miles



NEW JERSEY

BRONX

MANHATTAN

LA GUARDIA

Queens

BROOKLYN

SITE

JFK AIRPORT



**EXCLUSIVE SALES OFFERING MEMORANDUM**  
**59-48 55<sup>th</sup> Street, Maspeth NY 11378**



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