



PEARL BUILDING

58-30 GRAND AVENUE
Maspeth, New York



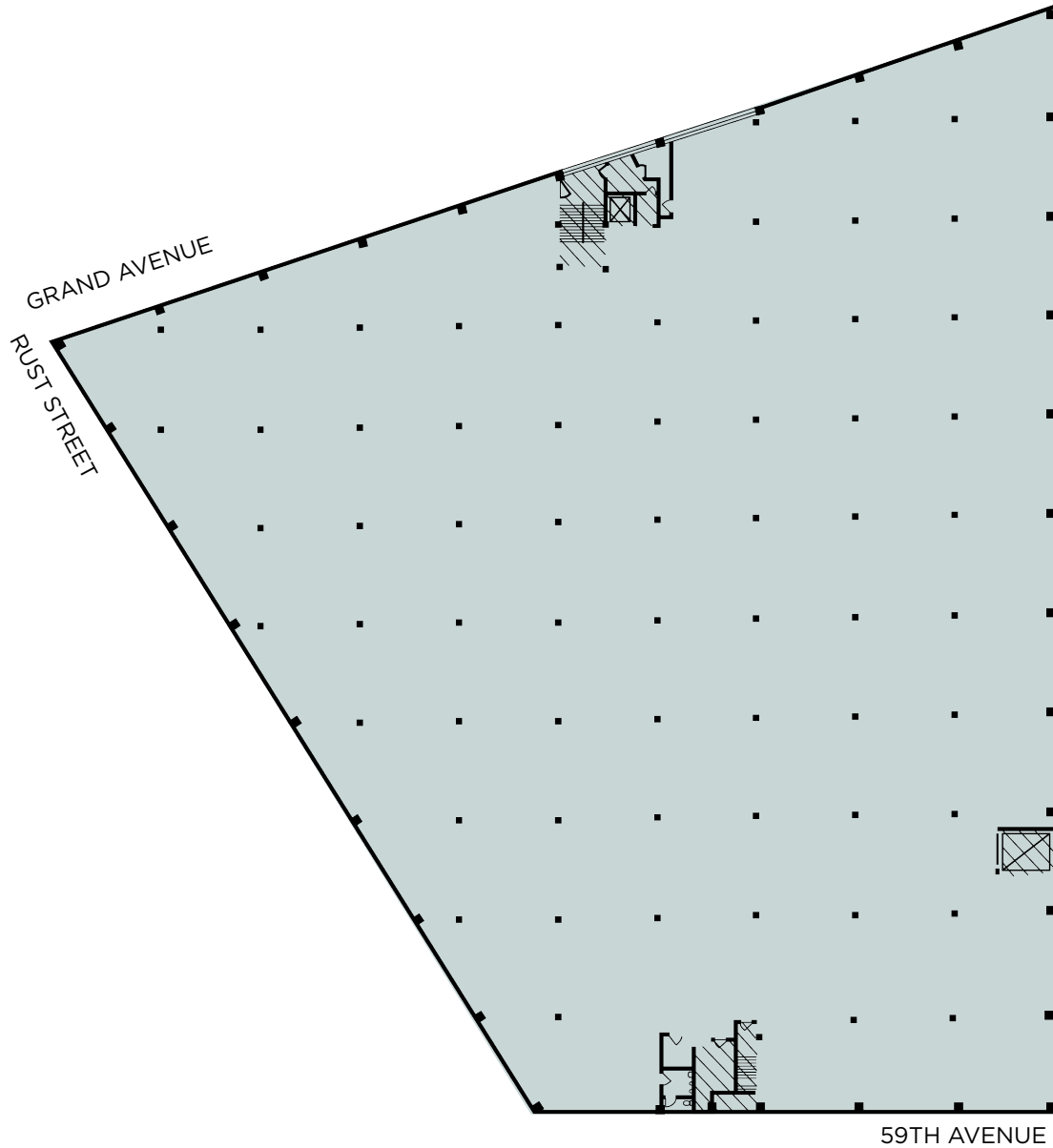
5,252 - 52,264 SF AVAILABLE FOR LEASE

PRIME DISTRIBUTION, STORAGE & MANUFACTURING FACILITY AVAILABLE





**FULL FLOOR AVAILABILITY
PLEASE INQUIRE**



3

THIRD FLOOR

52,264 SF

New LED Lighting Throughout

New Interior Paint

Renovated Restrooms

15' Ceilings

10,000 lb Freight Elevator

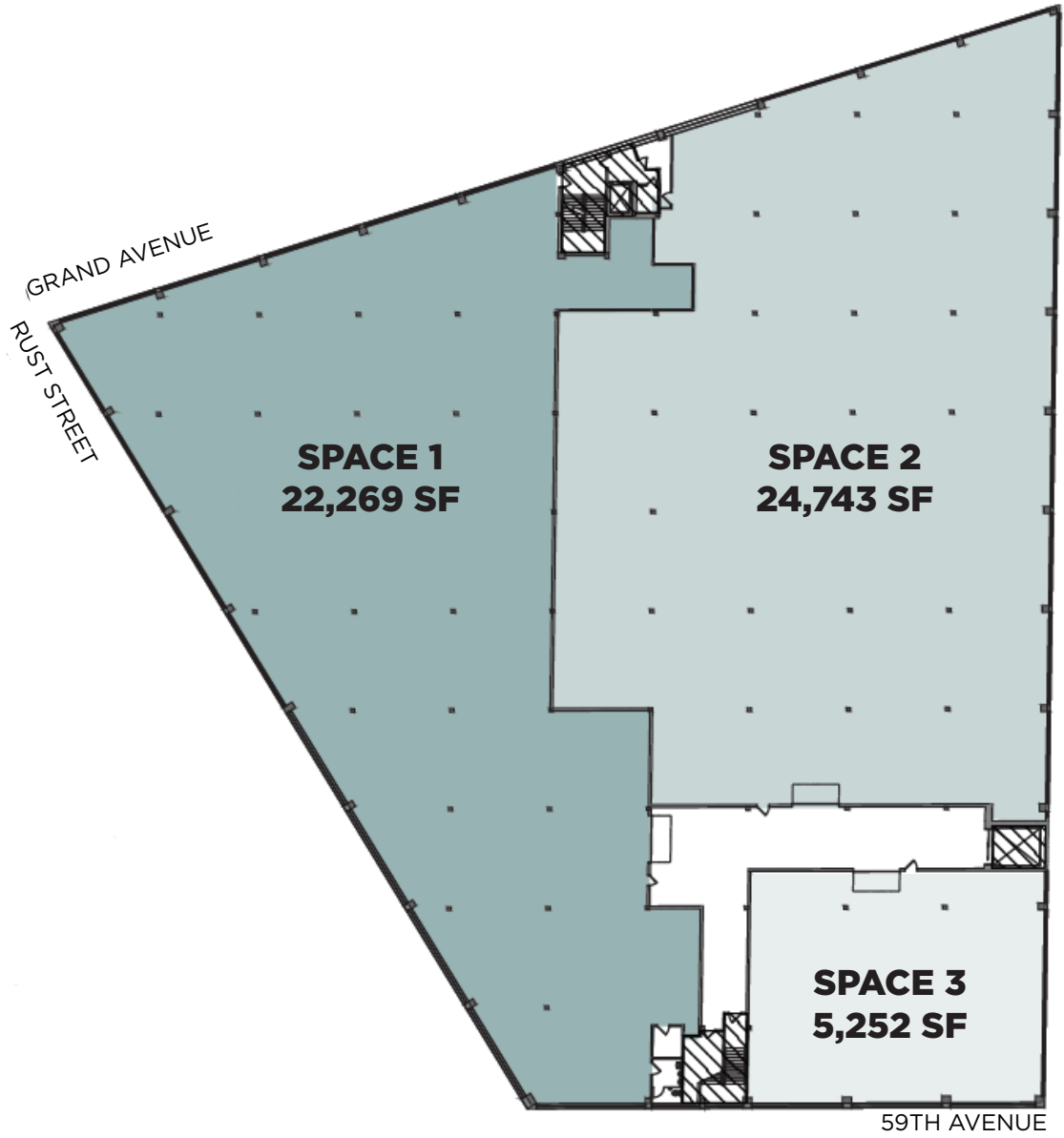
25'x25' Column Spacing

Passenger & Freight Elevator Access





**FLEXIBLE DIVISIONS
PLEASE INQUIRE**



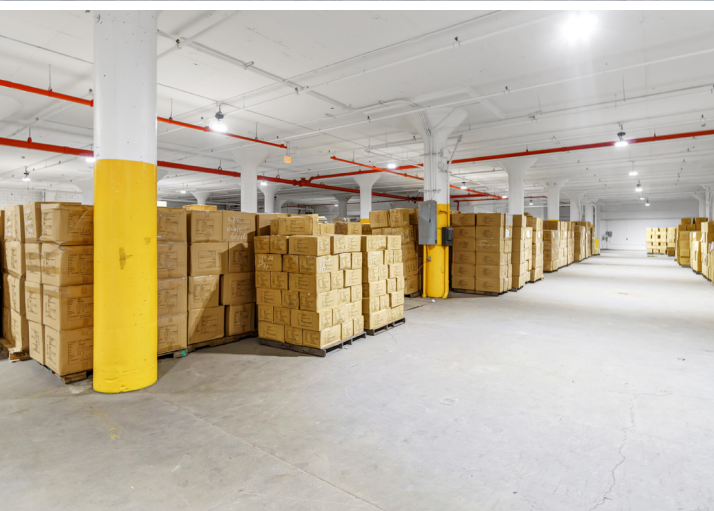
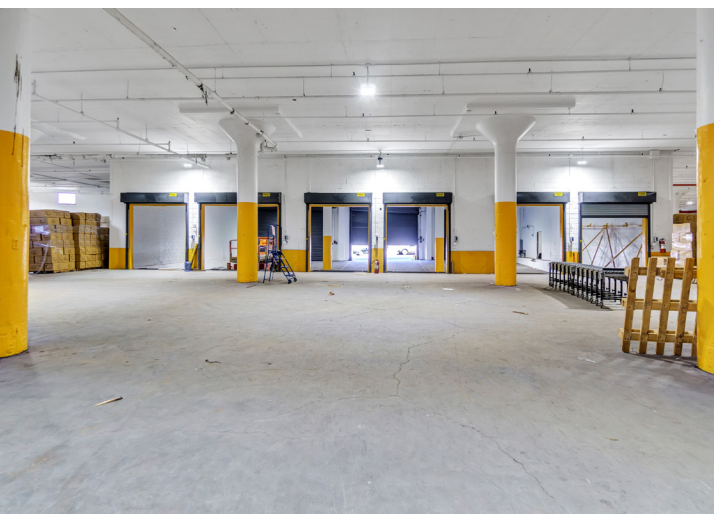
3

THIRD FLOOR

52,264 SF

- New LED Lighting Throughout
- New Interior Paint
- Renovated Restrooms
- 15' Ceilings
- 10,000 lb Freight Elevator
- 25'x25' Column Spacing
- Passenger & Freight Elevator Access





>> LOADING AREAS

UPGRADE TO THE DOCK PACKAGES INCLUDING NEW DOORS, BUMPERS, MECHANICAL LEVELERS, TRAFFIC COATINGS, & BUILDING PROTECTION

>> LOBBY UPGRADES

NEW LOBBY, INTERIOR PAINT, LIGHTING, SIGNAGE

>> ROOF UPGRADES

NEW ROOF AND SOLAR PANELS INSTALLED

>> SECURITY CAMERAS

NEW UPGRADED EXTERIOR & INTERIOR TECHNOLOGY

>> ZONING

M3-1

>> ELEVATOR

1 (8,000 LB) PASSENGER
1 (10,000 LB) FREIGHT

>> COLUMN SPACING

25' X 25'

>> FACADE RESTORATION

NEW EXTERIOR PAINT, WINDOW REPLACEMENTS, & ARCHITECTURAL EXTERIOR METAL PANELS

>> MODERN WAY-FINDING

NEW SIGNAGE & PLACEMENTS ON ALL LEVELS

>> LED LIGHTING

NEW EXTERIOR & INTERIOR EFFICIENT LIGHTING

>> FIRE PROTECTION

FULLY SPRINKLERED

>> HVAC

GAS - HEAT



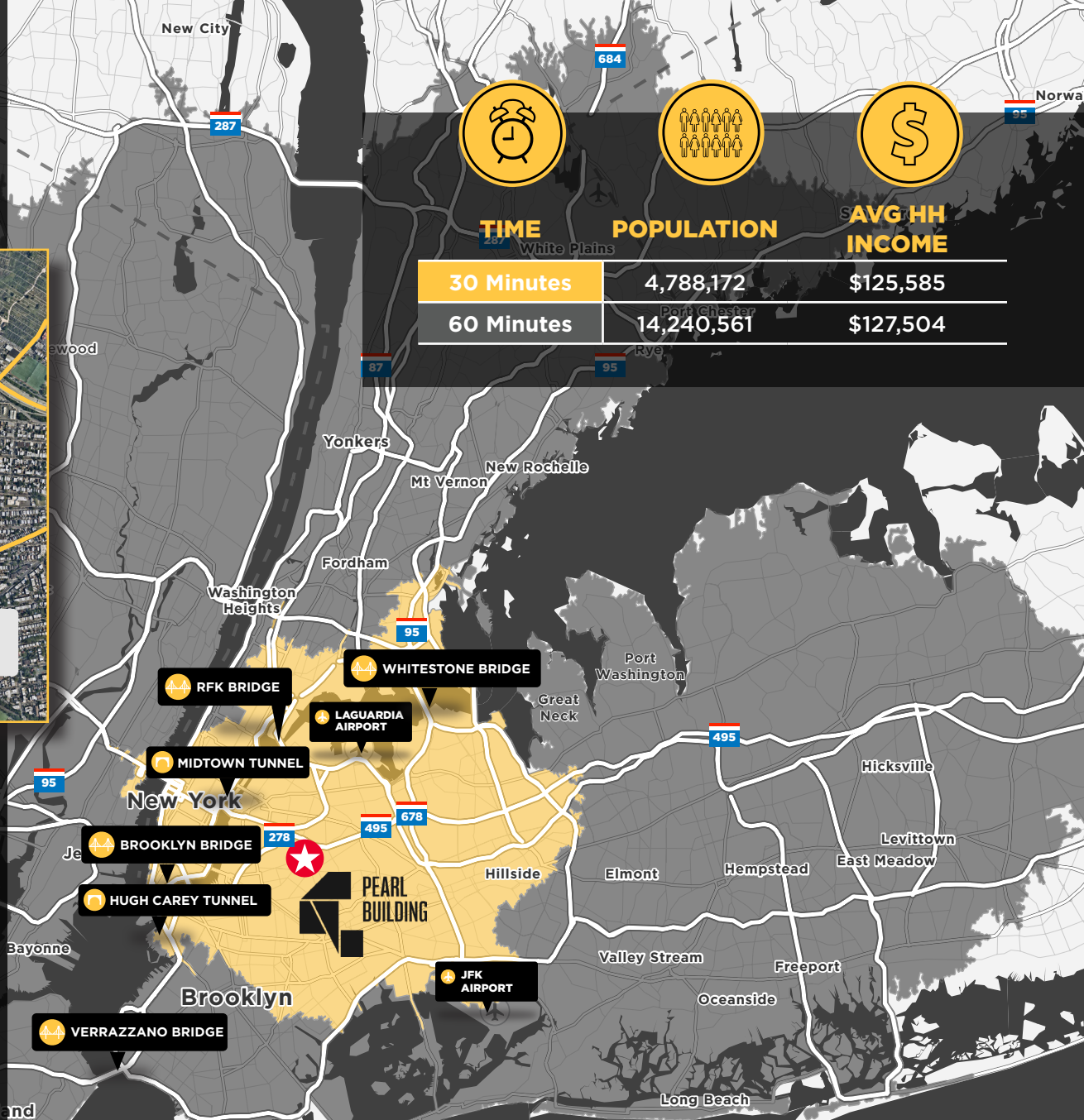
\$2.5 MM CAPITAL IMPROVEMENT PROGRAM

DRIVE TIME & DEMOGRAPHICS



DRIVE DISTANCES			
RFK Bridge	5.2 Miles	Midtown Tunnel	3.6 Miles
Laguardia Airport	5.7 Miles	Queensboro Bridge	3.8 Miles
Whitestone Bridge	8.6 Miles	Manhattan Bridge	5.2 Miles
JFK Airport	9.5 Miles	Barclays Center	6.3 Miles
Verrazano Bridge	14.3 Miles	Hugh Carey Tunnel	9.3 Miles

- NEAREST BQE ENTRANCE RAMP: 2.6 MILES VIA METROPOLITAN AVE
- NEAREST LIE ENTRANCE RAMP: 1.0 MILE VIA MAURICE AVE



TIME

30 Minutes	4,788,172	\$125,585
60 Minutes	14,240,561	\$127,504

POPULATION

AVG HH INCOME

18M CONSUMERS IN ONE HOUR DRIVE TIME



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