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KELLERWILLIAMS.

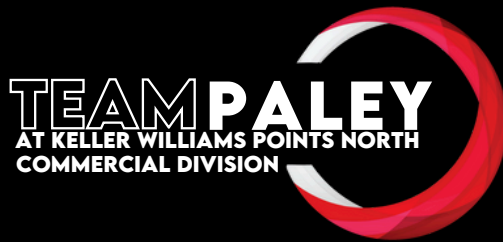
TEAMPALEY
AT KELLER WILLIAMS POINTS NORTH
COMMERCIAL DIVISION



COMMERCIAL

OFFERING MEMORANDUM

**59-48 55TH STREET
MASPETH, NY**



Exclusive Represenative

Barry Paley

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Keller Williams Points North

Team Paley

100 Crossways Park Dr W #104

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Bradly Barnett

Lic Real Estate Salesperson

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Team Paley

100 Crossways Park Dr W #104

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Transaction Guidelines

The offering of 59-48 55th St, Maspeth, NY 11378 is being marketed on an exclusive basis. The seller will entertain purchase offers based on the acquisition of a 100% ownership interest in the Property.

- Source of purchaser's equity and debt capital
- The amount of proposed earnest money deposit
- Proposed due diligence & subsequent closing period
- List of any committee or third-party approvals required to close the transaction



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Broker Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in **59-48 55th St, Maspeth, NY 11378** (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of 59-48 55th St. ("Owner"), or its exclusive broker, Keller Williams Points North

This Memorandum contains select information about the Property and the real estate market but does not contain all the information necessary to evaluate the Property. The financial projections contained herein (or in any other Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Information is believed to be reliable, neither Keller Williams Points North owner guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Property is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Information. Although additional Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Keller Williams Points North or Owner guarantees the accuracy or completeness of the information contained in this Memorandum or any other Information provided by Keller Williams Points North . Owner expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived. Keller Williams Points North is not authorized to make any representation or agreement on behalf of Owner. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Owner and all parties approved by Owner and may be used only by parties approved by Owner. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses 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. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. August 2025.

59-48 55th Street

1-Unit, Retail Commercial Manufacturing Warehouse + Parking | Maspeth, NY | 11378

Executive Summary

Keller Williams Points North, in association with Team Paley at Keller Williams, has been exclusively retained to offer 59-48th 55th Street (the “Property”)

Presenting 59-48 55th St., Maspeth, NY 11378—Bring Light Manufacturing Back to Maspeth!
Bring Light Manufacturing Back to Maspeth! Take advantage of the newly passed “Made in the USA” FEDERAL TAX INCENTIVES” with this exceptional Maspeth industrial opportunity. Zoned M1-1 and spanning OVER 16,000 square feet, this property has been impeccably maintained and is ready for immediate use. Features include 5 ZONE 100 TONS, central air conditioning, 3-phase power with 2000 amps, a loading dock with overhead doors accommodating two trucks, plus an additional overhead door adjacent to the 2,000-square-foot fenced parking lot provides indoor parking options. Ideally located near major highways and multiple public transportation routes, this tax-incentivized purchase presents a rare chance to invest in one of Maspeth’s best opportunities.

Property Overview:
Zoning: M1-1 — Suitable for light manufacturing, warehouse/distribution, wholesale services, laboratories, repair services, community facilities, and more
Interior S.F: 16,800 SF open commercial space
Tax Incentives: Qualifies for accelerated depreciation under new “Made in the USA” tax laws — consult your CPA for full details
Year Built: 1964
Property Type: Commercial
Subtype: Manufacturing
Building Class: C
Flood Zone: X (minimal risk)
Facility Features:
Loading Bays: 2 interior loading bays with overhead doors — accommodates 2 trucks
Ceiling Height: 17 ft with 35 ft column spacing
Power: 2,000 amp service — ample for industrial/manufacturing needs
Climate Control: 5 × 20-ton A/C units
Parking: Outdoor parking for 9 cars; indoor garage potential (currently used as Warehouse) with overhead door.
Bathrooms: 4
Building Class: F1 — Factory/industrial/light flushing AVR manufacturing brick structure
Annual Taxes:
\$57,325.96
Public Transportation & Connectivity:
Bus Service:
Nearby bus lines: Q18, Q39, Q54, Q59, Q67
Closest stop: Grand St/Grand St Bridge — approximately an 8-minute walk from 48th St
Additional nearby stop: 55th Ave/48th St — convenient for daily commuters
Subway Access:
Jefferson Ave (L line)
61 St-Woodside (7 line): short bus ride or around a 2-minute walk from 55th Rd
Middle Village - Metropolitan Ave (M train)
LIRR Commuter Rail:
Woodside Station (LIRR): approximately a 7-minute drive or just under 3 miles — providing regional access to Manhattan and Long Island
Strategic Location:
Centrally located in Maspeth with easy access to major highways and a wide range of public transportation options — ideal for workforce convenience, logistics, and business growth

Address	59-48 55th St, Maspeth, NY 11378
Lot Dimensions	168 X 100 IRR FT
Lot SF	18,100
Gross Floor Area	16,800 SF
Year Built	1964
Stories	1
Total Units	1 Units
Type	Commercial Retail/Light Manufacturing
Real Estate taxes 24/25	\$57,325.96

Marketing Price:
9,000,000 USD

For additional information Contact

Exclusive Sales Agent:
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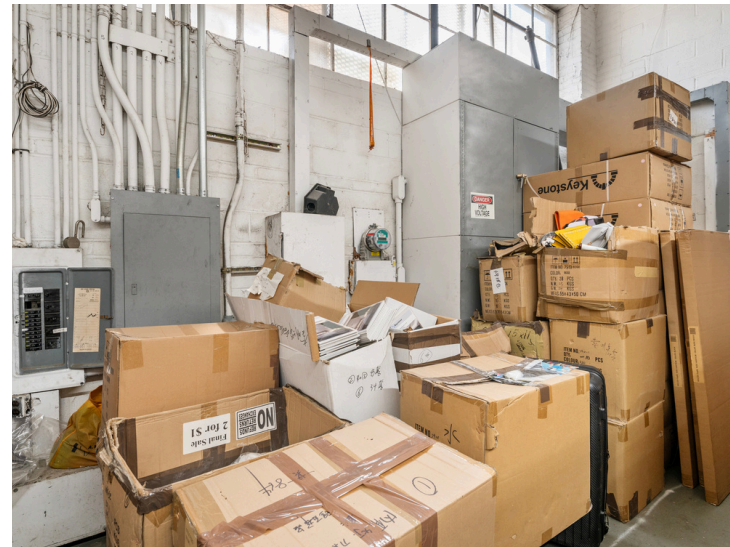
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TOTAL: 16580 sq. ft
FLOOR 1: 14357 sq. ft
EXCLUDED AREAS: GARAGE: 992 sq. ft
WALLS: 312 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary.

Existing FloorPlan

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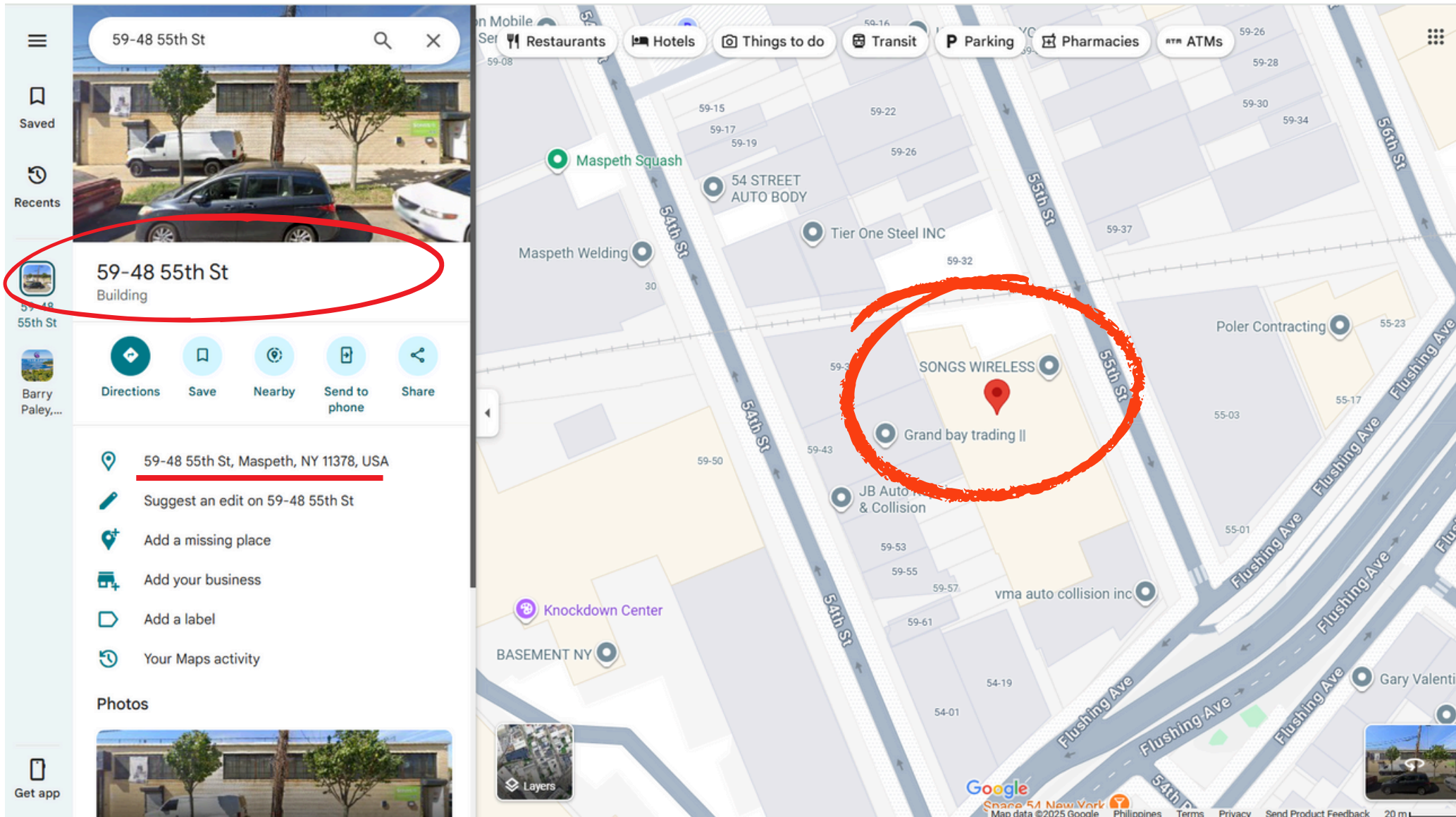
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Google Map-59-48 55th Street, Maspeth, NY, 11378



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