

# Now Leasing

Prime Warehouse/Office Space

**46-27 54th Rd, Maspeth, New York 11378**



**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**

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## Property Highlights

9,000 SF industrial property with 6,000 SF column-free warehouse and 3,000 SF modern office space. Features include 17' clear ceilings, motorized drive-in door, heavy power, brand-new HVAC (2025), executive office with private bath/shower, conference room, kitchen, and outdoor patio. Ideal Maspeth location with excellent infrastructure and finishes.

**BUILDING SIZE:** 9,000 SF

**AVAILABLE SPACE:**  
1<sup>st</sup> Floor 6,000 SF  
2<sup>nd</sup> Floor 3,000 SF

**BUILDING DIMENSIONS** 60 ft x 100 ft

**PARKING:** Ample Street & Warehouse

**HEAT:** Gas - Metered

**ELECTRIC:** Metered

**WORKLETTER:** Negotiable

**RENTAL RATE:** Upon Request

**OCCUPANCY:** Immediate

### Warehouse Features

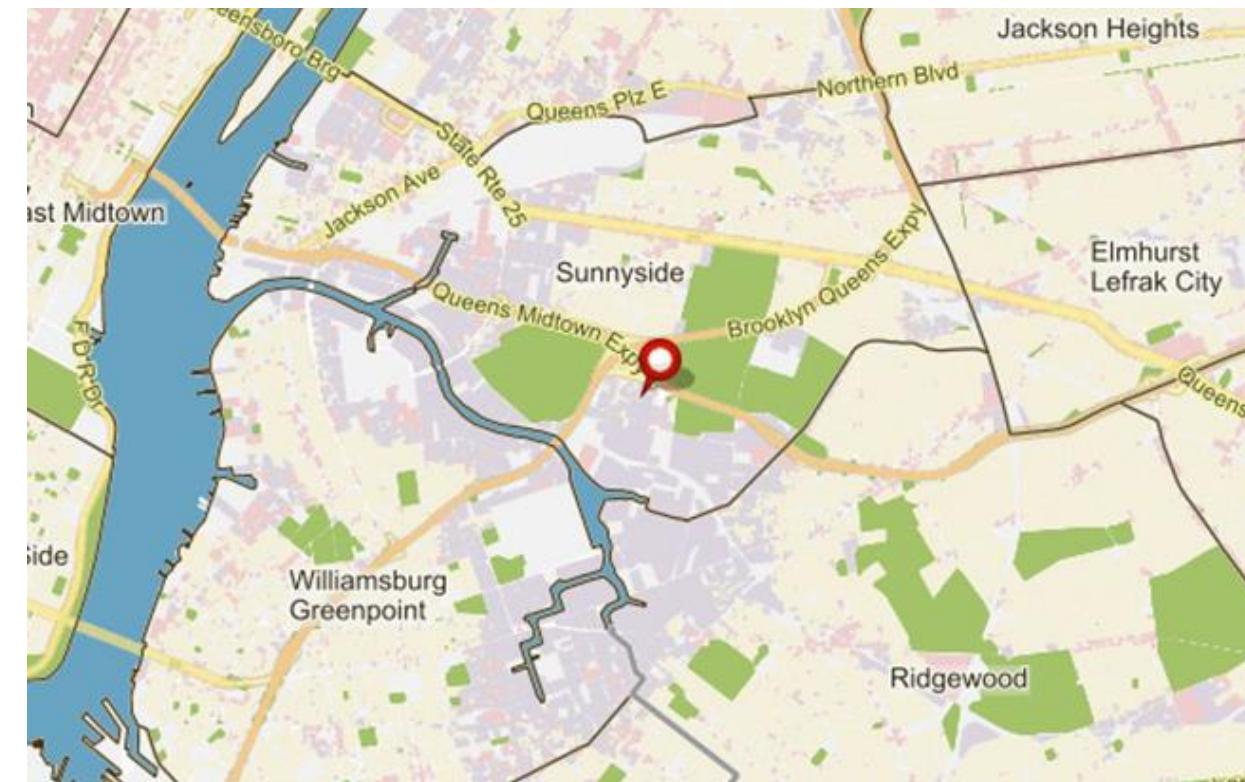
- Column-free, 100' x 60' layout
- 17' to steel / 19.5' to roof
- Motorized drive-in door (17' x 15.5')
- Sprinklered, gas heated
- Heavy power (600+ amps)
- LED lighting
- Small mezzanine + bathroom

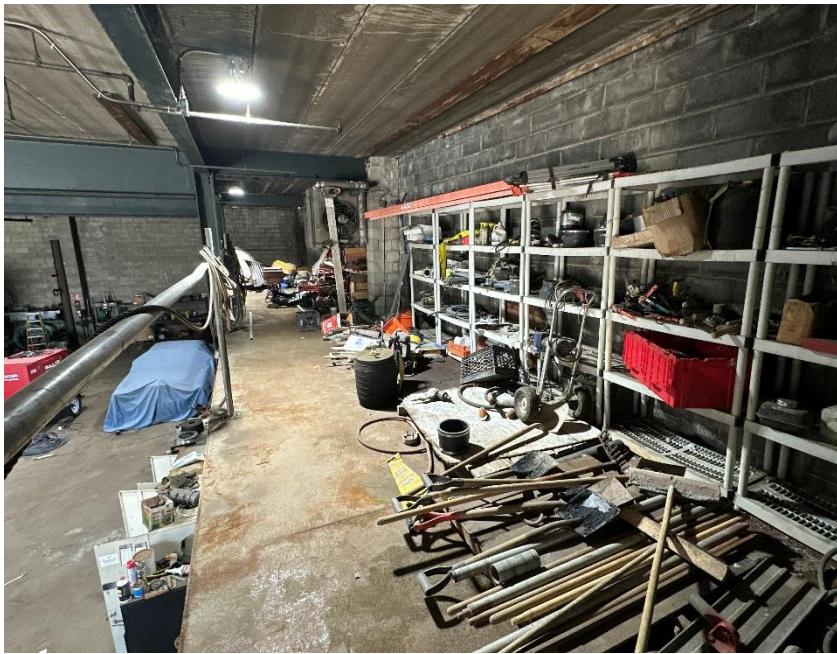
### Office Features

- Large executive office w/ private full bathroom & shower
- Conference room & reception area w/ dining nook
- 6 large offices + bullpen space
- Kitchen + 3 additional bathrooms
- Outdoor patio spanning 3 offices

## Building Upgrades

- Brand New HVAC
- Updated Offices
- Fully Furnished
- Security Cameras
- LED Lighting





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  - Sprinklered, gas heated
  - Heavy power (600+ amps)
    - LED lighting
  - Mezzanine + bathroom



Large Reception Area  
With Dining Nook

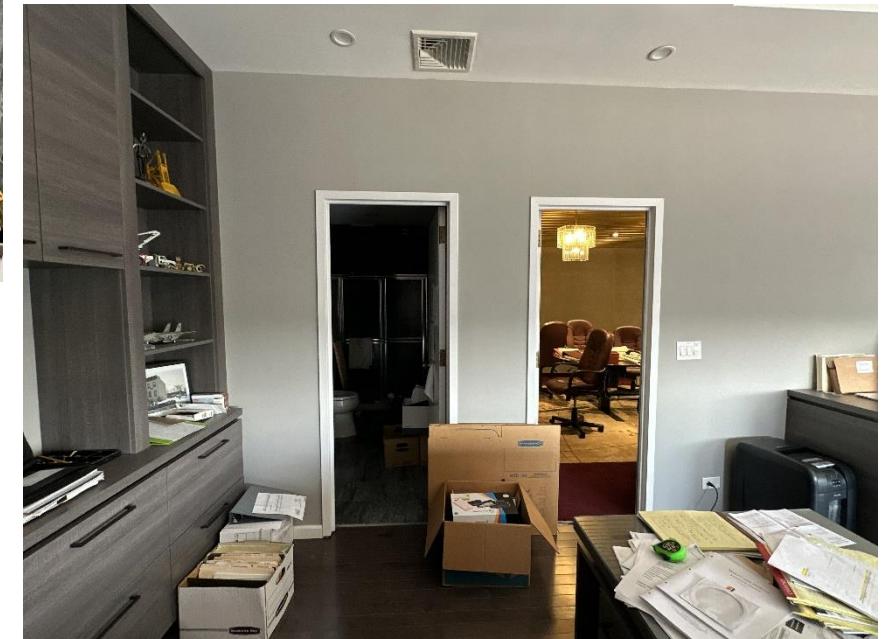
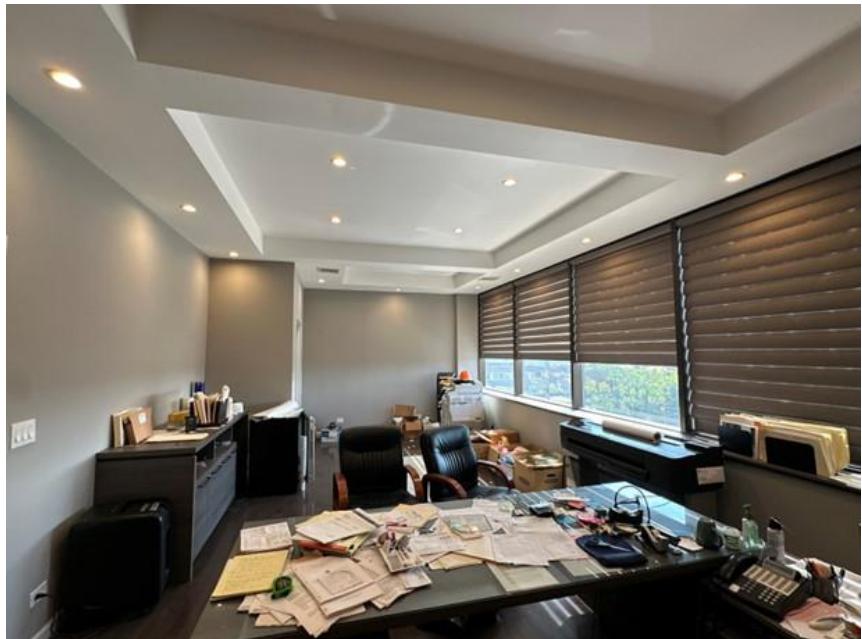
Conference Room &  
Kitchen



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## Executive Office With Full Private Bathroom



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**5 Offices & Balcony**

