

# Now Leasing

Prime Warehouse/Office Space

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

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



**9,000 SF In The Heart Of Maspeth**

**Brown Harris Stevens Commercial Real Estate, LLC**  
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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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.

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>BUILDING SIZE:</b>      | <b>9,000 SF</b>                     |
| <b>AVAILABLE SPACE:</b>    |                                     |
| 1 <sup>st</sup> Floor      | 6,000 SF                            |
| 2 <sup>nd</sup> Floor      | 3,000 SF                            |
| <b>BUILDING DIMENSIONS</b> | <b>60 ft x 100 ft</b>               |
| <b>PARKING:</b>            | <b>Ample Street &amp; Warehouse</b> |
| <b>HEAT:</b>               | <b>Gas - Metered</b>                |
| <b>ELECTRIC:</b>           | <b>Metered</b>                      |
| <b>WORKLETTER:</b>         | <b>Negotiable</b>                   |
| <b>RENTAL RATE:</b>        | <b>Upon Request</b>                 |
| <b>OCCUPANCY:</b>          | <b>Immediate</b>                    |

### Warehouse Features

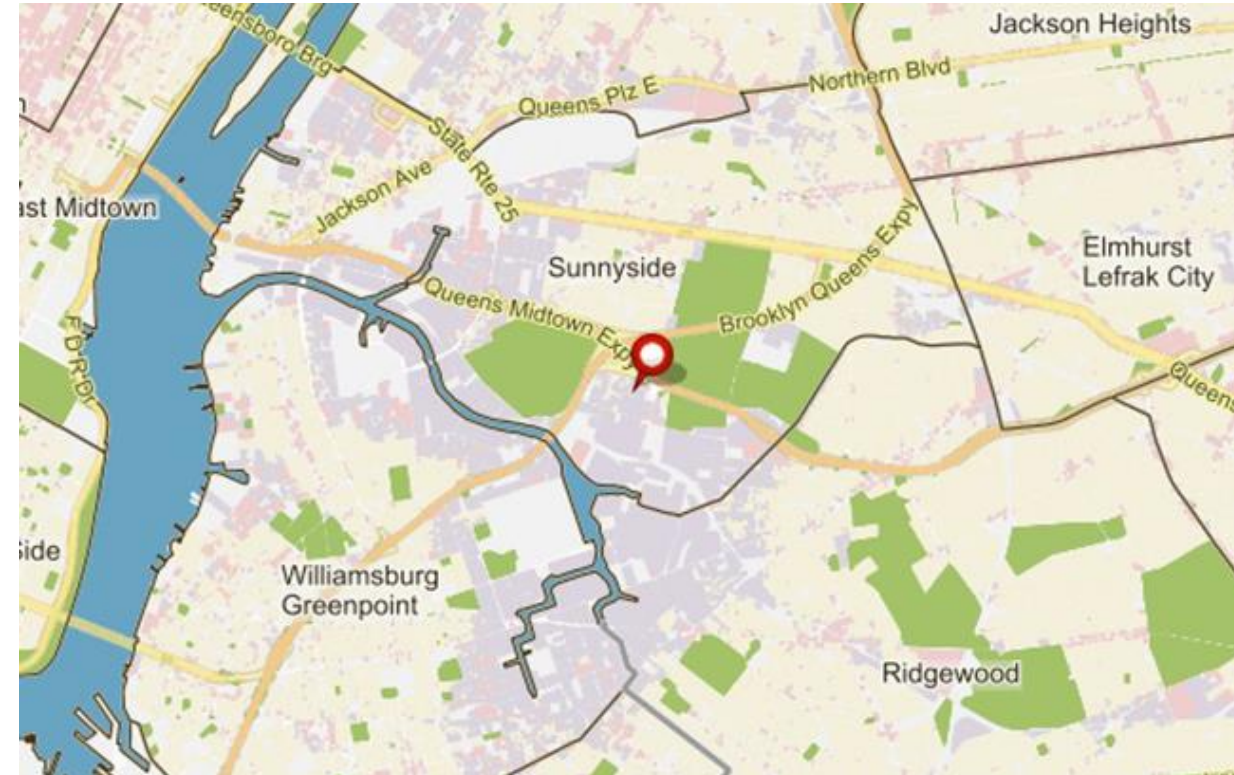
- Column-free, 100' x 60' layout
- 17' to steel / 19.5' to roof
- Motorized drive-in door (17' x 15.5')
- Sprinklered, gas heated
- Heavy power (600+ amps)
- LED lighting
- Small mezzanine + bathroom

### 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

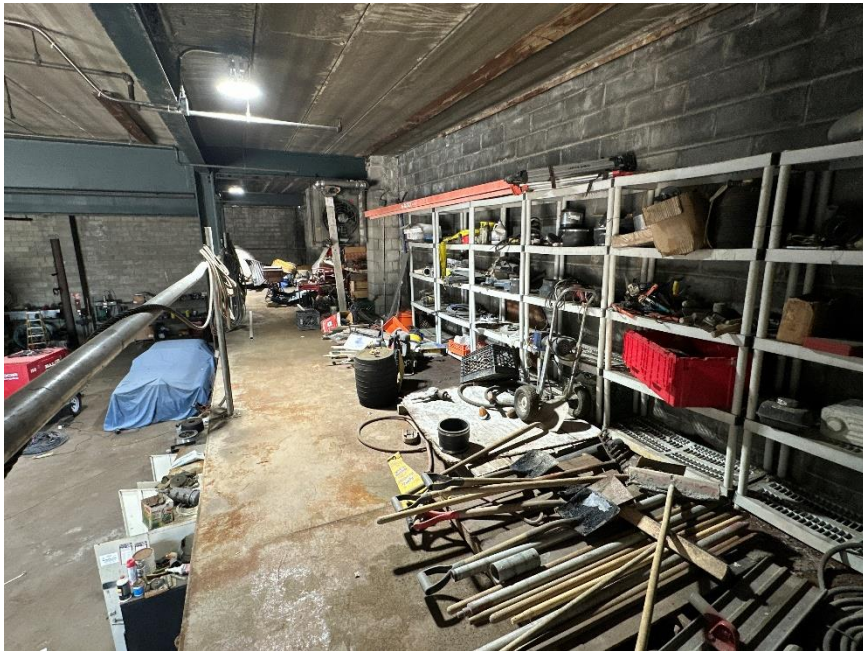
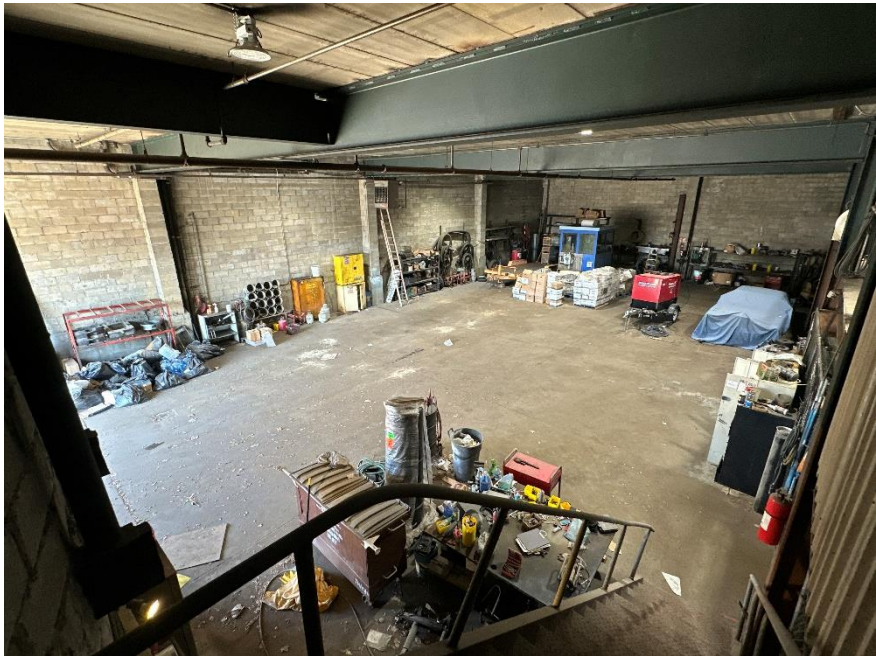






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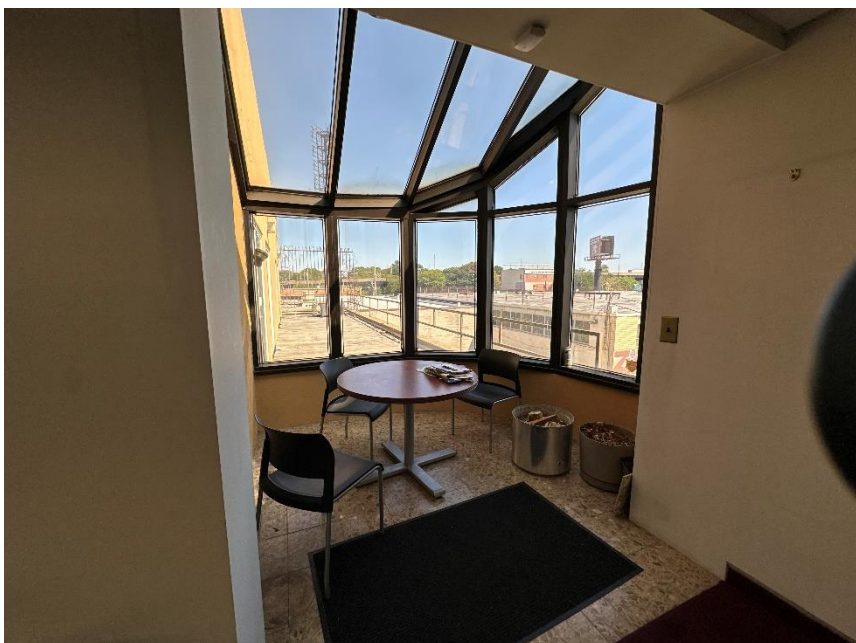






**Large Reception Area  
With Dining Nook**

**Conference Room &  
Kitchen**



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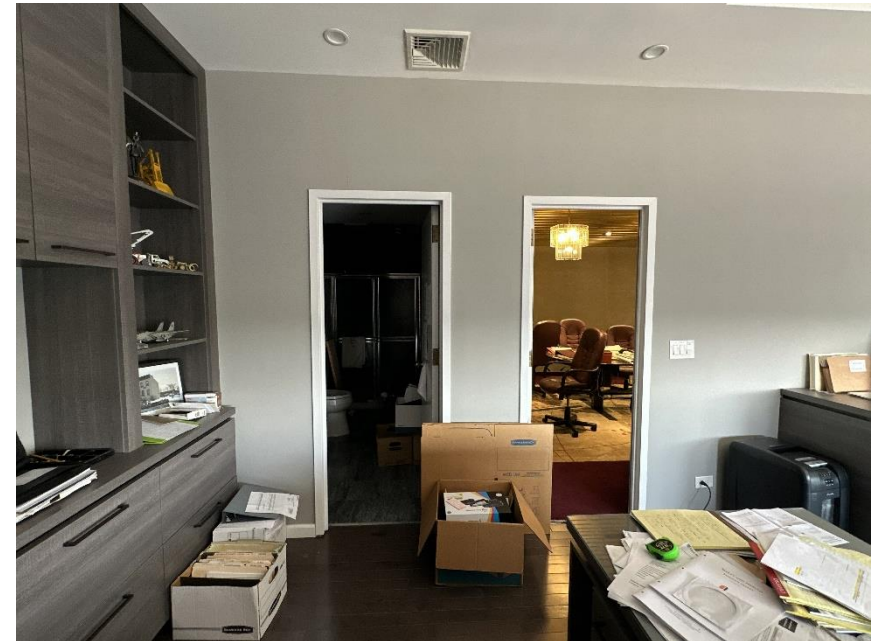




## Executive Office With Full Private Bathroom



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**5 Offices & Balcony**

