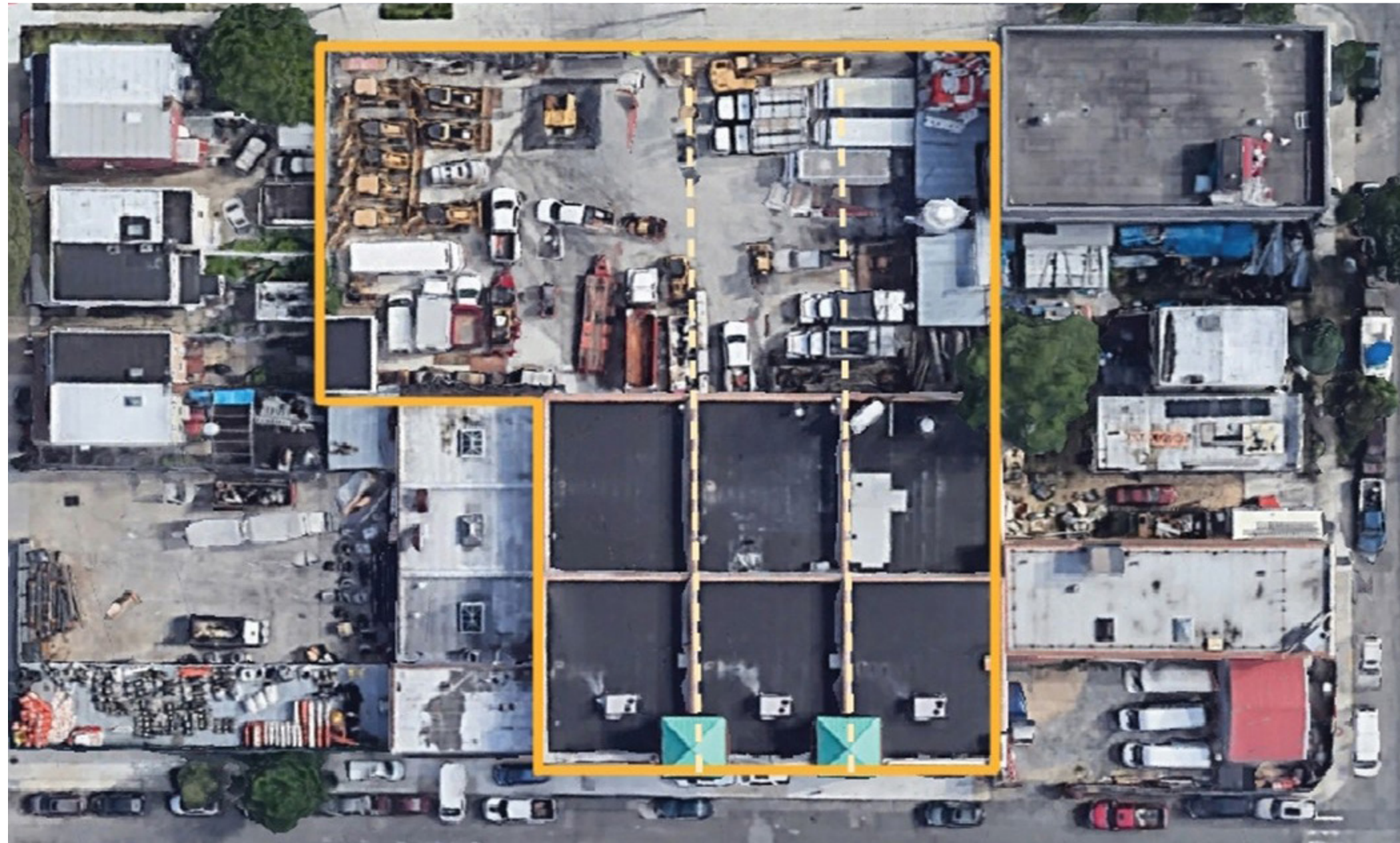


# 18,000 sf Maspeth Industrial Building With 18,000 sf Land

*DEVELOPMENT POTENTIAL / ADDITIONAL AIR RIGHTS*

4417 - 4425 54th Drive, Maspeth, Queens



# Property Description

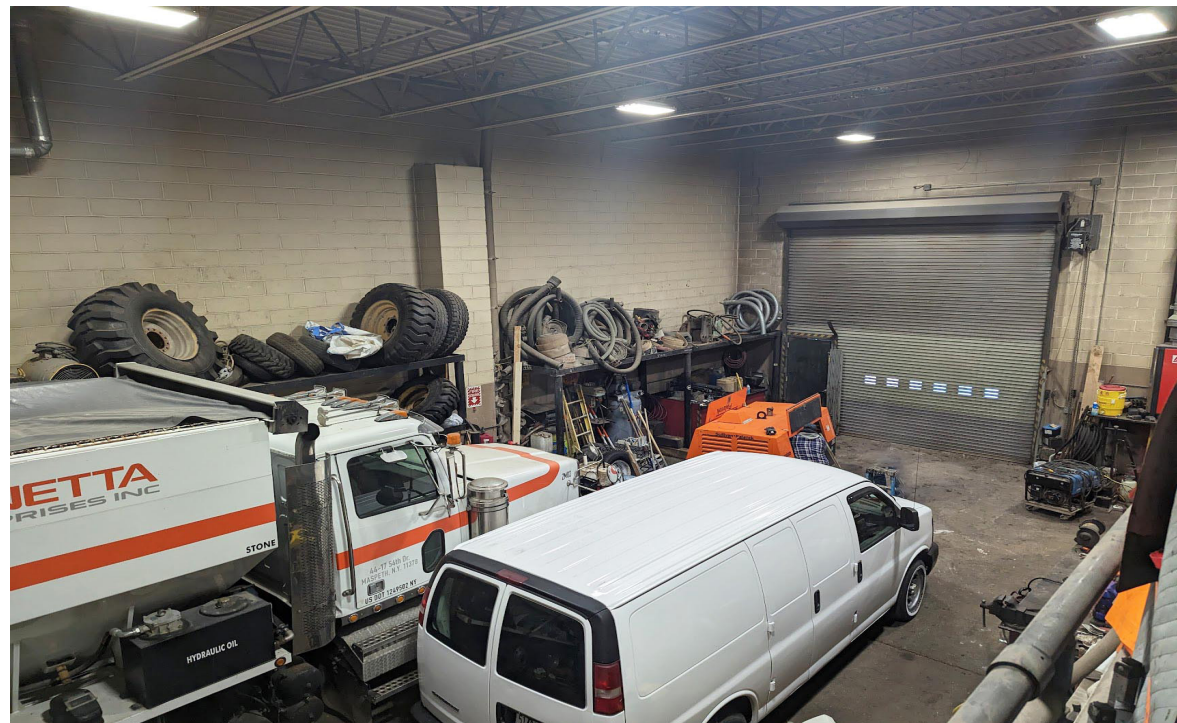
**DY Realty Group, LLC** is pleased to announce that it has been retained on an exclusive basis to handle the sale of three 6,000 sf industrial buildings in Maspeth, Queens, along with 18,000 sf of land. The property can be purchased as one contiguous piece or potentially on division.

These Class A industrial buildings were built in 2004 to the highest of standards. The buildings each feature a ground floor warehouse of 4,000 sf with 1 drive-in & 20' clear ceilings, as well as 2,000 sf of nicely finished second floor office, including HVAC & private bathrooms. There are 9 years remaining on an ICAP tax abatement. There is 18,000 sf of paved and fenced land behind the buildings.

The site is zoned M2-1 which allows for an FAR of 2.0 or a total buildable of 60,000 sf for commercial use.

The properties are ideally located in the heart of Maspeth, minutes from the Long Island Expressway & Brooklyn-Queens expressway.

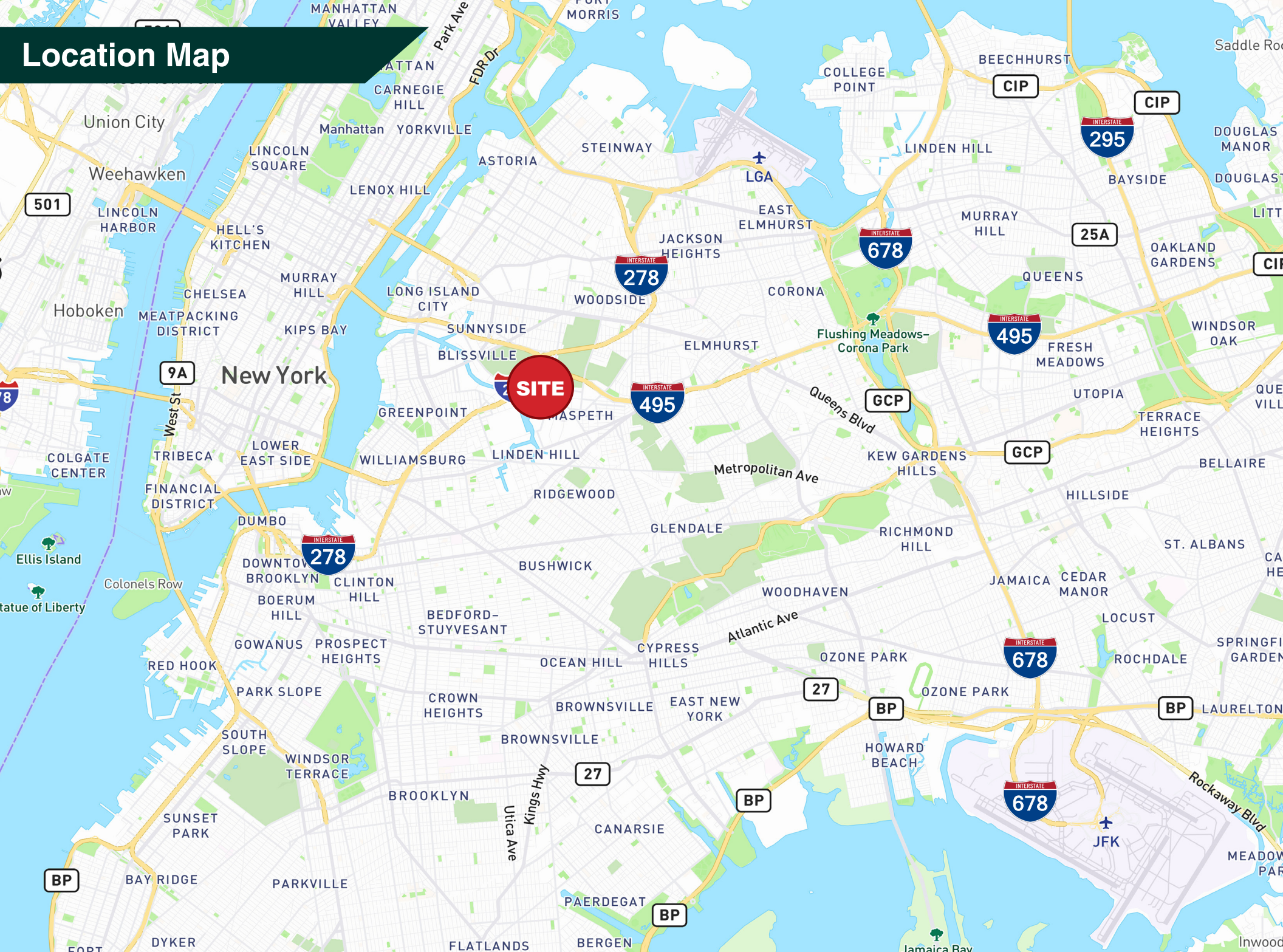
<b>Total Building</b>	18,000 sf <i>Three Contiguous 6,000 sf Buildings</i>
<b>Total Land</b>	18,000 sf
<b>Plot Size</b>	30,000 sf
<b>Zone / FAR</b>	M2-1 / FAR 2.0
<b>Buildable</b>	60,000 bsf
<b>Taxes</b>	9 Years ICAP Remaining
<b>Frontage</b>	2-Street Frontage
<b>Block / Lot</b>	2537 / 34, 36, 38, 11
<b>Sale Price</b>	<b><i>Call or E-mail</i></b>



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



# Location Map





**CONTACT  
EXCLUSIVE  
AGENT:**

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