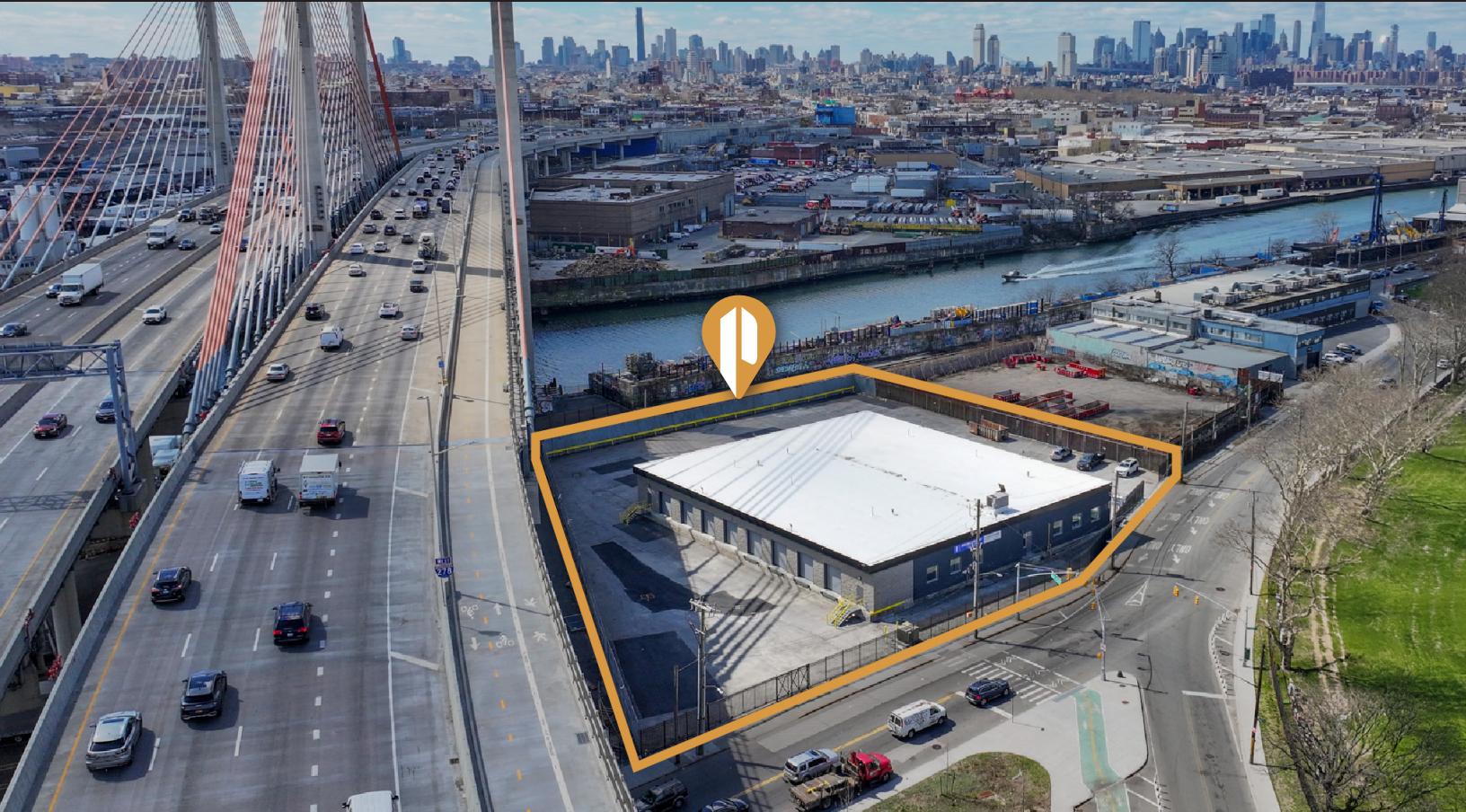




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



34-52 LAUREL HILL BOULEVARD
MASPETH, NY 11378

One-of-a-Kind Opportunity in the Heart of Maspeth, NY

- 18,317 Sq. Ft. Single-Story Building
- 21 Loading Positions Plus
- 47,214 Sq. Ft. of Land

PRICE

Upon Request

Type

Final Mile Warehouse / Land / Industrial

 **SQUARE FOOT**
18,317 SF

 **ZONING**
M3-1

 **CLEAR HEIGHT**
16'

 **PARCEL ID**
2520

**FRESHLY RENOVATED
AND READY FOR
IMMEDIATE OCCUPANCY!**

 **BLOCK**
30

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

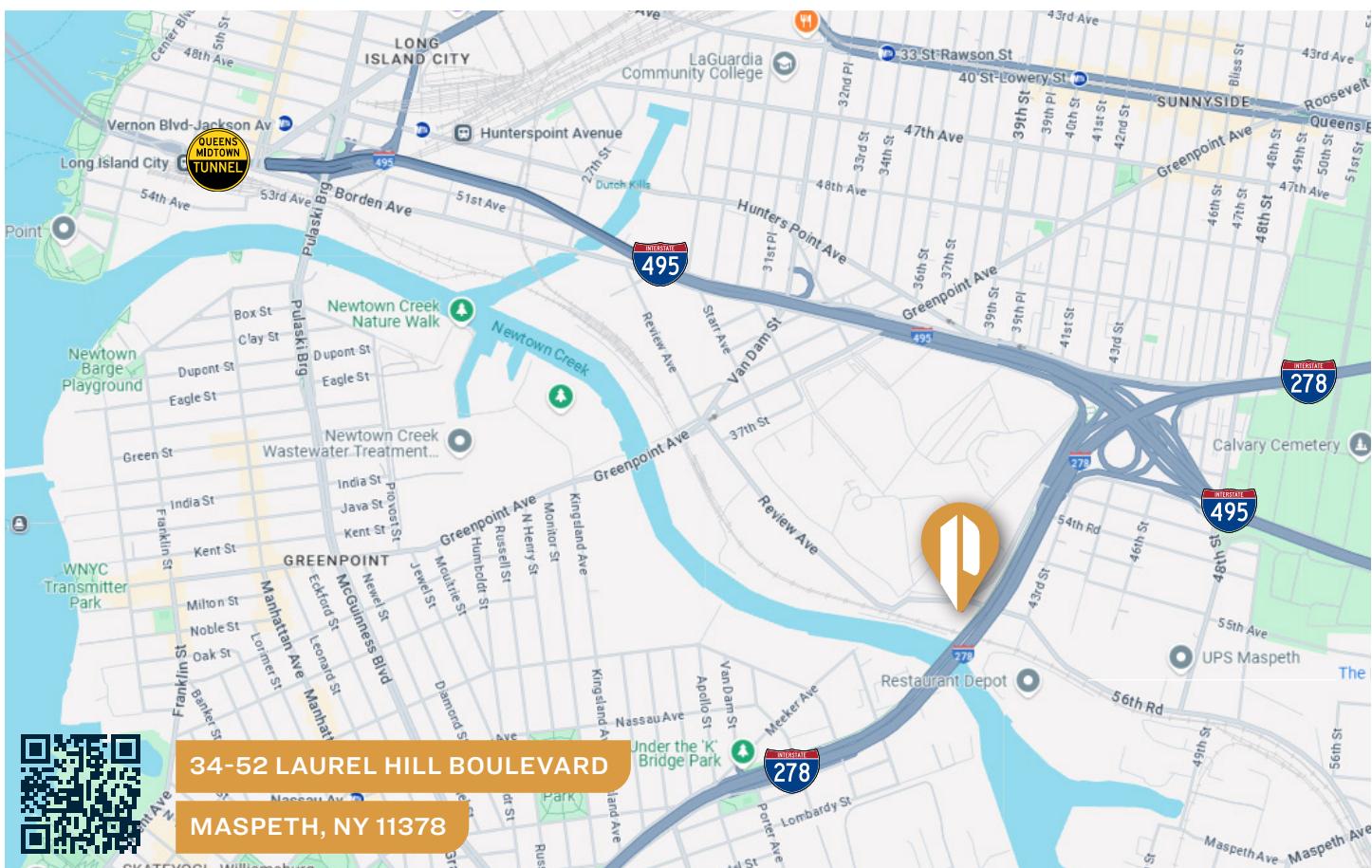
Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale and leasing of 34-52 Laurel Hill Boulevard, Maspeth, NY. This ideally located 18,317 sq. ft. distribution facility, featuring 21 loading positions and an additional 47,214 sq. ft. of improved, secured land, is adjacent to the Kosciuszko Bridge at the geographic center of NYC's distribution hub. It is just blocks from the entrance to the LIE and BQE, minutes to Manhattan, and offers convenient access to major roadways serving the tri-state metropolitan area.

This rare industrial property is located in an M3-1 zoning district, NYC's heaviest industrial use zone. The generously sized lot boasts over 300 feet of frontage, providing effortless site access, and is perfectly positioned to accommodate the growing demand for e-commerce, last-mile distribution, fleet storage, and all types of industrial uses.

Features

- 21 Exterior Loading Platforms
- 1 Overhead Drive-In Door
- 2,524 Sq. Ft. Freshly Renovated Office Space
- 16' Ceiling Height
- **Electric System:** 277/480 Volt, Three-Phase, Four Wire
- **Amps:** 2,000 Amps at 480 Volts
- **Watts:** Maximum Capacity of 1.66 MW / 1,663,000 Watts



TRANSPORTATION

 Bus Q67: 54 AVENUE/43 STREET



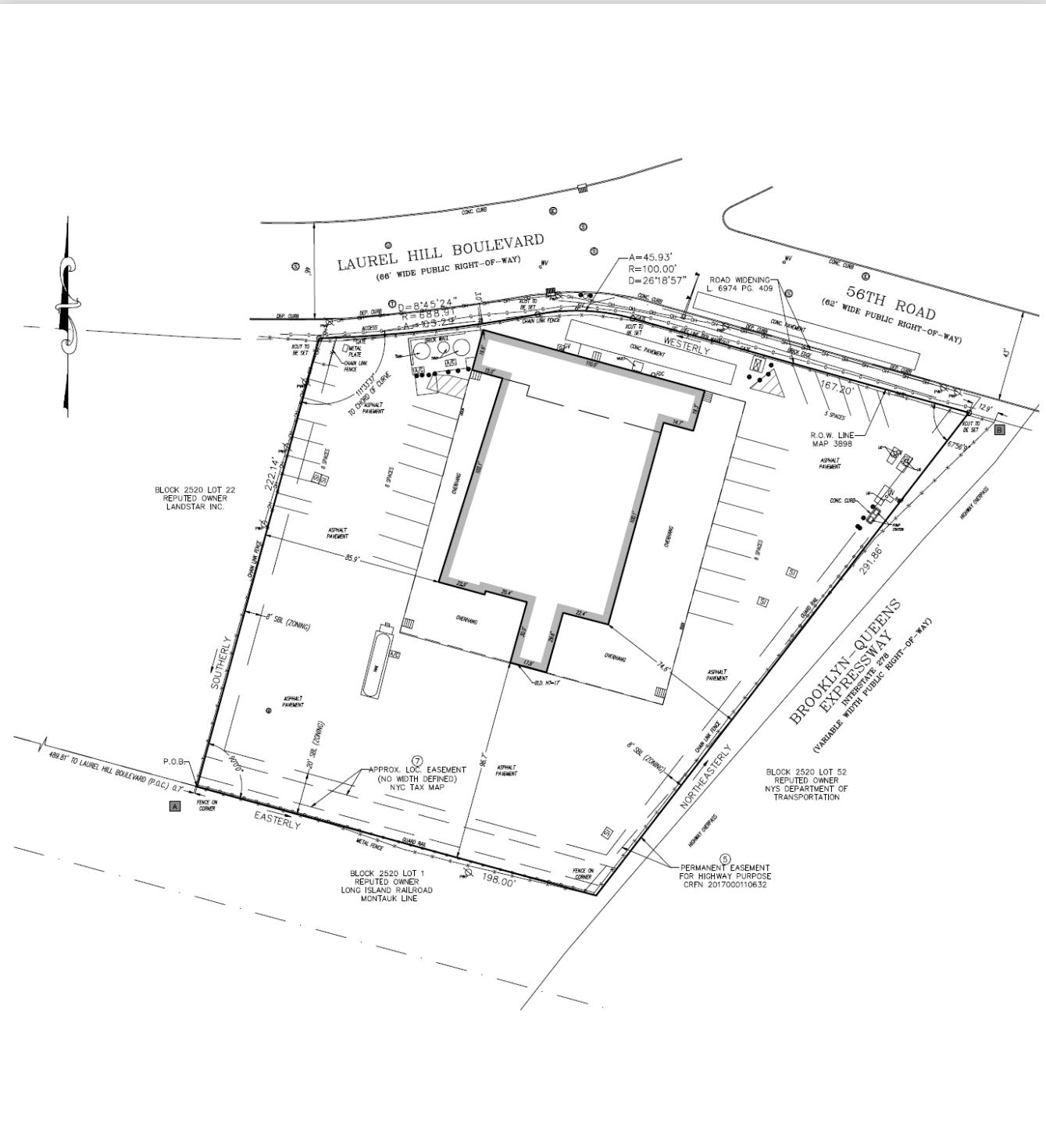
MIDTOWN TUNNEL



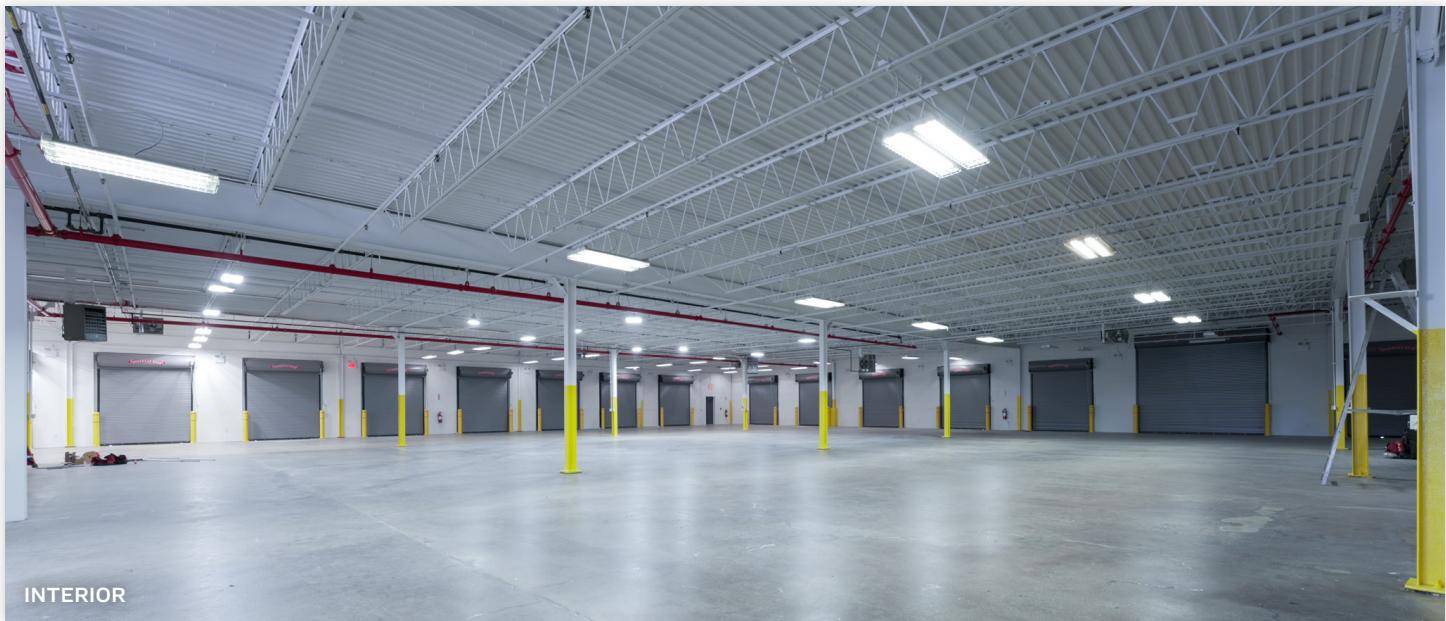
LONG ISLAND EXPRESSWAY



BROOKLYN QUEENS EXPRESSWAY



PICTURES



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