

AVAILABLE FOR SALE OR LEASE

48-23 55TH AVENUE

Maspeth, NY 11378

SALE PRICE REDUCTION

±35,000 SF FLEX WAREHOUSE
WITH DEDICATED ON-SITE PARKING

WILDFLOWER

KBCADVISORS



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EXECUTIVE SUMMARY

KBC Advisors is pleased to present for sale or lease 48-23 55th Avenue, Maspeth, NY (the "Property"), a vacant, turnkey flex warehouse in the heart of Maspeth, arguably the most sought-after and centrally located industrial submarket in the greater New York City MSA. The Property represents a rare opportunity to occupy an incredibly clean and strategically located facility, benefiting from close proximity to the Brooklyn-Queens Expressway ("BQE") and Long Island Expressway ("LIE") interchange, which provides connectivity throughout the Tri-State region from the north, south, east, and west.

The Site was previously occupied and operated by an outpatient home infusion company that manufactured sterile IV infusion medications.

The specialized infrastructure and buildout offers users in the same or similar sectors the ability to establish a one-of-a-kind operation. The Property can also be easily retrofitted to general office and warehouse space to accommodate a wide variety of general industrial users. The Property benefits from multiple interior loading docks, 16' clear height, and 18 dedicated off-street parking spaces. The Site has been under institutional-quality management and is in pristine condition.

This northern Maspeth submarket has attracted numerous Fortune 500 companies, including UPS, FedEx, and Tesla, offering prospective buyers or tenants the opportunity to benefit from premier industrial real estate in New York City.



PROPERTY OVERVIEW

THE OFFERING

ADDRESS	48-23 55th Avenue, Maspeth, NY 11378
LOCATION	Northwest corner of 55th Avenue and 50th Street
BLOCK / LOT	2557 / 50
PROPERTY TYPE	Flex Warehouse

PROPERTY INFORMATION

LOT SF	39,020 SF (approx.)
LOT DIMENSIONS	206' x 207' (approx.)
TOTAL GROSS BUILDING SF	34,907 SF (approx.)
BUILDING DIMENSIONS	180' X 207' (approx.)
WAREHOUSE SF	18,800 SF (approx.)
LAB SF	11,600 SF (approx.)
OFFICE SF	4,500 SF (approx.)
EXTERIOR PARKING SF	4,113 SF (approx.)
STORIES	1
CLEAR HEIGHT	16'
INTERIOR LOADING DOCKS	2
TENANCY	Delivered Vacant
CURRENT BUILD-OUT	Warehouse & Infusion Lab
POWER	1,200 amps, 480v

ZONING INFORMATION

ZONING	M2-1
FAR	2.00
AVAILABLE AIR RIGHTS (AS-OF-RIGHT)	43,133 SF (approx.)
TOTAL BUILDABLE AREA	78,040 SF (approx.)

TAX INFORMATION

ASSESSMENT (25/26)	\$2,821,359
TAX RATE	10.7620%
ANNUAL PROPERTY TAX (25/26)	\$303,634
TAX CLASS	4



PROPERTY HIGHLIGHTS

SINGLE-STORY FLEX WAREHOUSE WITH DEDICATED PARKING

- » ±35,000 SF warehouse featuring ±4,100 SF (18 spaces) of on-site parking.
- » Features an internal lab and office space with modification potential, two oversized interior loading docks, 16' clear height, and heavy power infrastructure.
- » Ready for immediate owner-user occupancy.

INSTITUTIONAL GRADE CAPITAL IMPROVEMENTS

- » Formerly occupied by a Fortune 500 healthcare company.
- » Recently completed renovations include a brand-new roof, updated MEP system, and a new generator, along with improvements to the property's exterior.

TRANSIT ORIENTED MASPETH LOCATION

- » Unmatched access to major roadways, including the Long Island Expressway (LIE) and the Brooklyn-Queens Expressway (BQE). This prime positioning provides seamless connectivity to all NYC boroughs, Long Island, and major airports including JFK, LaGuardia, and Newark.
- » The LIE / BQE Interchange, just north of the Site, is one of the most pivotal crossroads in the New York City highway system.

ESTABLISHED CREDIT CORRIDOR

- » Prime positioning with neighboring facilities including FedEx, UPS, Amazon, and Tesla.



PROXIMITY TO PIVOTAL NYC INTERCHANGE



CRUCIAL HIGHWAY JUNCTION

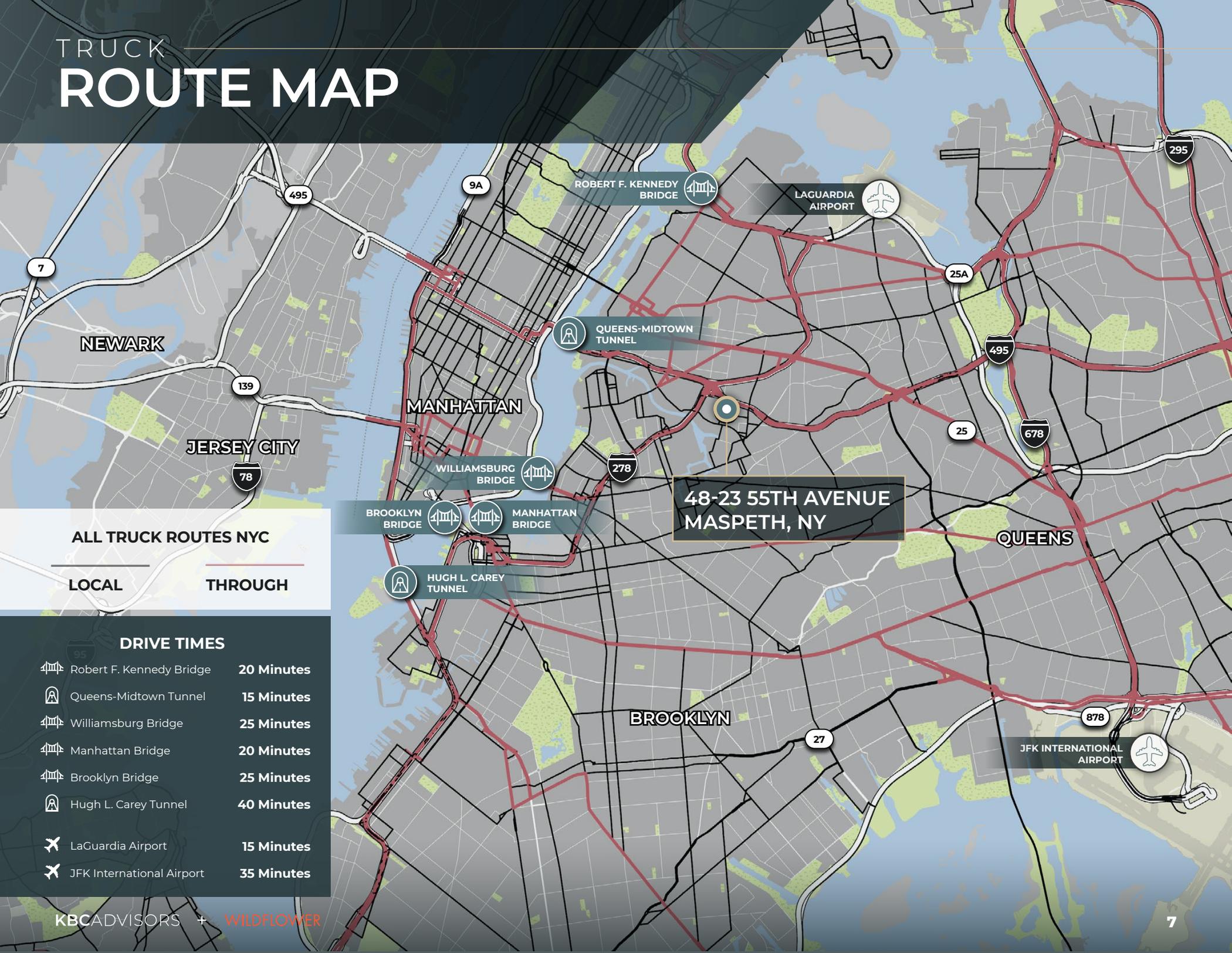
The Long Island Expressway and Brooklyn-Queens Expressway Interchange is one of the most pivotal crossroads in the NYC highway system for getting in and out of Queens in any direction (N-S-E-W).

East-West: The LIE (I-495) is the main east-west spine across Queens and Long Island.

North-South: The BQE (I-278) runs north-south here, linking Brooklyn, Queens, and the Bronx (via the Robert F. Kennedy Bridge).

Connectivity: This interchange funnels traffic toward Manhattan (via the Midtown Tunnel from the LIE), Long Island (eastbound 495), Brooklyn/Verrazano Bridge (southbound 278), and the Bronx/George Washington Bridge (northbound 278).

TRUCK ROUTE MAP



**48-23 55TH AVENUE
MASPETH, NY**

ALL TRUCK ROUTES NYC

LOCAL

THROUGH

DRIVE TIMES

-  Robert F. Kennedy Bridge **20 Minutes**
-  Queens-Midtown Tunnel **15 Minutes**
-  Williamsburg Bridge **25 Minutes**
-  Manhattan Bridge **20 Minutes**
-  Brooklyn Bridge **25 Minutes**
-  Hugh L. Carey Tunnel **40 Minutes**
-  LaGuardia Airport **15 Minutes**
-  JFK International Airport **35 Minutes**

FLOOR PLAN

- ▲ DOCK DOOR
- DRIVE-IN DOOR

55TH AVE

DEDICATED PARKING

±18,800 SF
WAREHOUSE

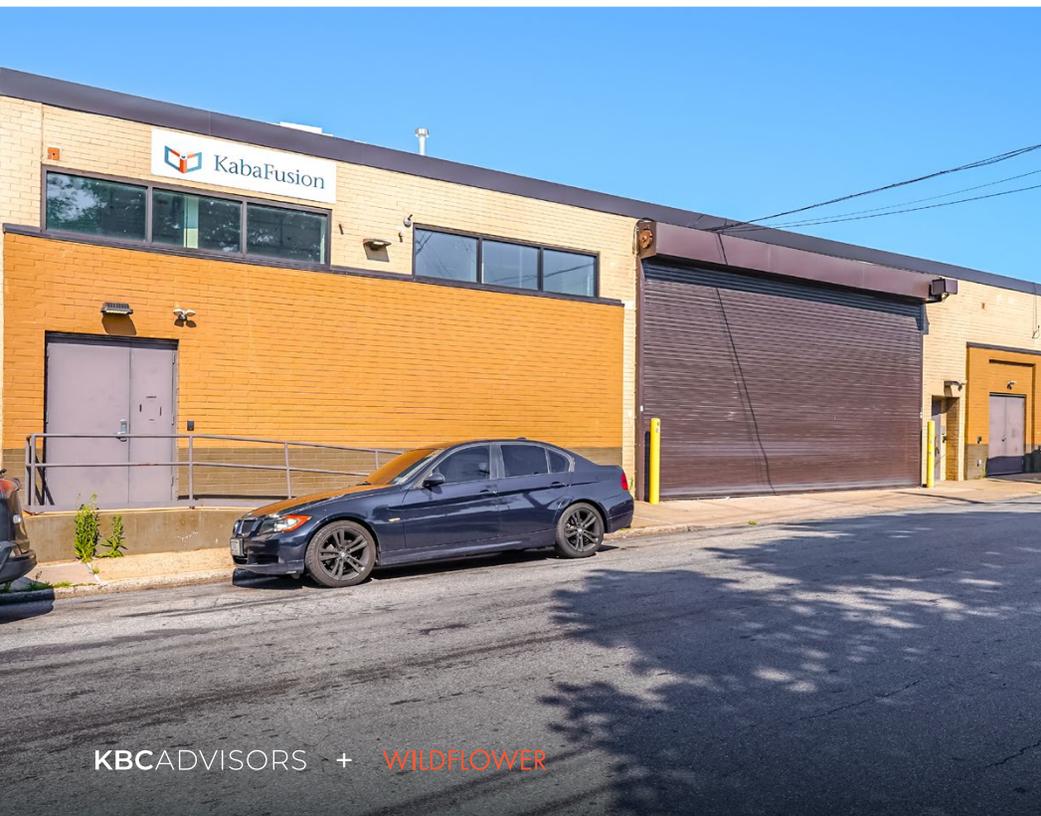
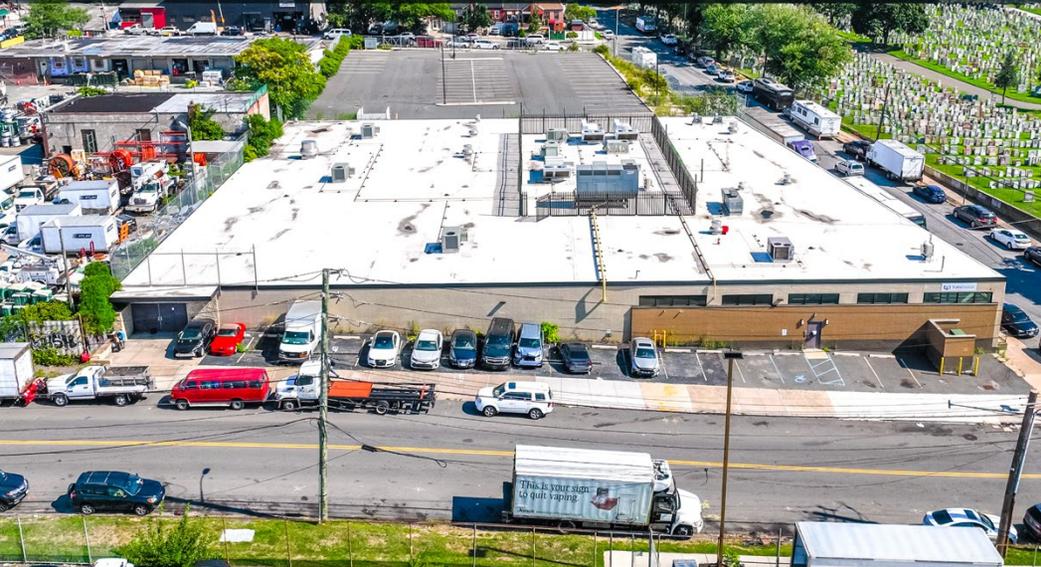
±11,600 SF
LAB

±4,500 SF
OFFICE

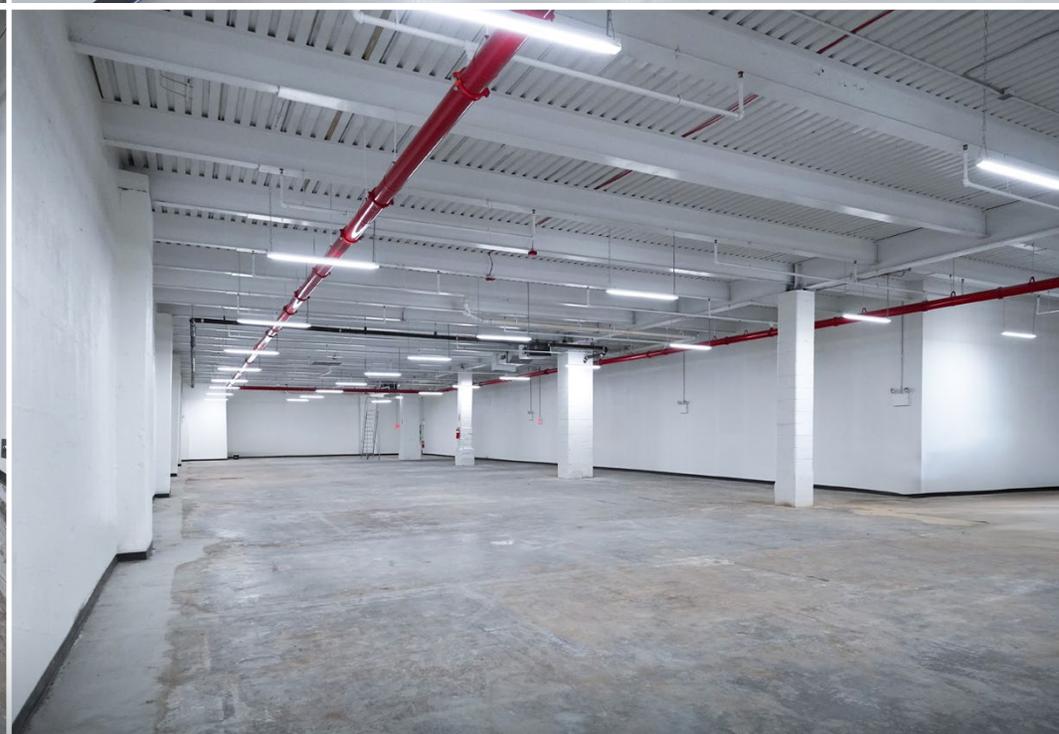
50TH ST



EXTERIOR PHOTOS



INTERIOR PHOTOS



MASPETH AT A GLANCE

NEW YORK CITY'S PREMIER INDUSTRIAL DISTRICT

The Maspeth Industrial Business Zone (IBZ) is a designated manufacturing district designed to provide competitive advantages for industrial and manufacturing companies. Maspeth is the largest IBZ by square footage (592 acres) in New York City and houses over 850 industrial businesses employing more than 16,000 people.

STRATEGIC BUSINESS HUB

Given Maspeth's highly desirable location and proximity to expressways and airports, the submarket has a high concentration of transportation and distribution businesses, housing both small and large companies with extensive geographical reaches. Its proven success has attracted Fortune 500 and Fortune 100 companies alongside major competitors. Maspeth is home to an even broader tenant base, including construction, wholesale, shipping, logistics, and waste management businesses.

NOTABLE CORPORATE NEIGHBORS

BUSINESSES	ADDRESS
UPS	56-16 48th Street
FEDEX	46-06 57th Avenue
AMAZON	55-15 Grand Avenue
RESTAURANT DEPOT	43-40 57th Avenue
SKANSKA	46-36 54th Road
REVEL	54-12 48th Street
TESLA	48-26 54th Road



CORPORATE NEIGHBORS



REGIONAL REACH

WAREHOUSE WORKERS

\$ 20.86 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	106,531	-5%	8,549
1 Hour	274,229	-1%	21,282
2 Hour	518,230	1%	16,899

FORKLIFT DRIVERS

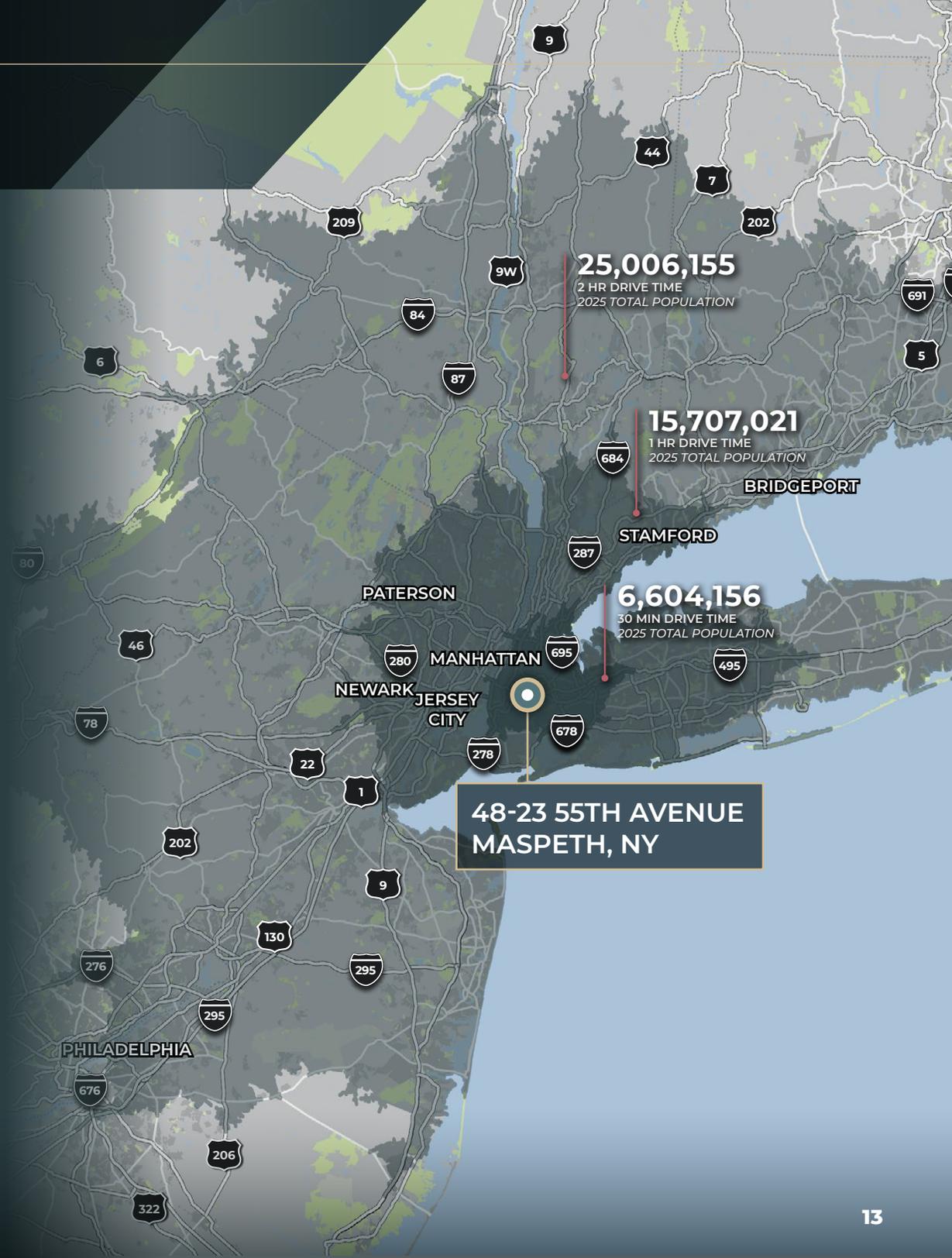
\$ 24.20 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	6,463	26%	11
1 Hour	17,511	21%	1,221
2 Hour	35,364	24%	675

MANUFACTURERS & FABRICATORS

\$ 21.26 AVG. HOURLY EARNINGS

Drive Time	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
30 Min	8,699	-18%	531
1 Hour	25,481	-11%	2,383
2 Hour	56,509	-10%	1,611



KBCADVISORS

WILDFLOWER

AVAILABLE FOR SALE: **\$18,500,000**

AVAILABLE FOR LEASE: **\$30 PSF (NNN)**

DAVID JOHNSON

+1 917 796 5269

david.johnson@kbcadvisors.com

GABE TEMKIN

+1 206 250 4333

gabe.temkin@kbcadvisors.com

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