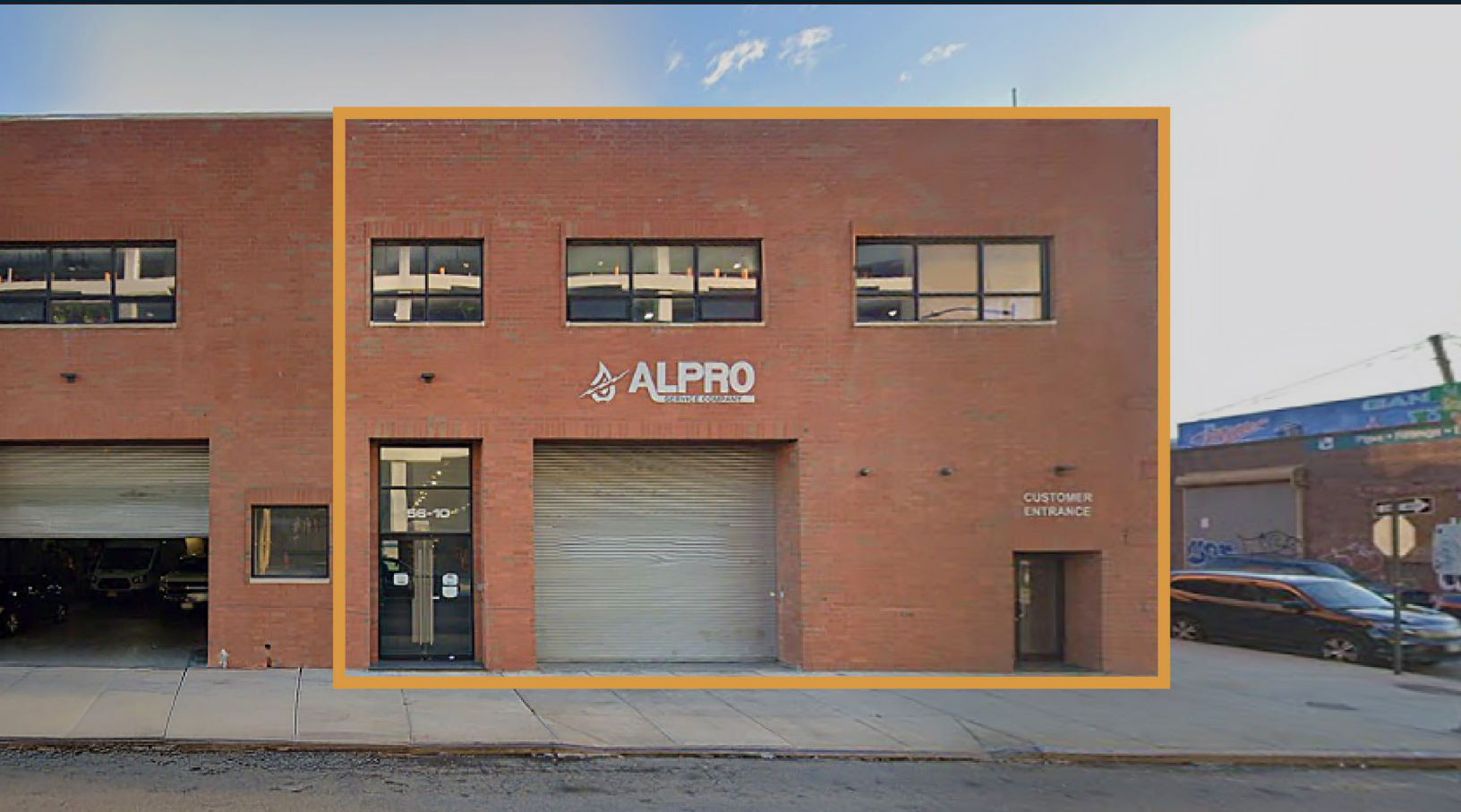




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



56-10 GRAND AVENUE

MASPETH, NY 11378

Pristine Warehouse for Lease in the Heart of Maspeth

5,000 Sq. Ft. Warehouse with
3,000 Sq. Ft. of Modern Office Space

Type

Warehouse / Land / Industrial



SQUARE FOOT

8,000_{RSF}



ZONING

M1-1



CLEAR HEIGHT

18'



PARCEL ID

2631

BLOCK



LOADING

1 DRIVE-IN DOOR



123

LOT

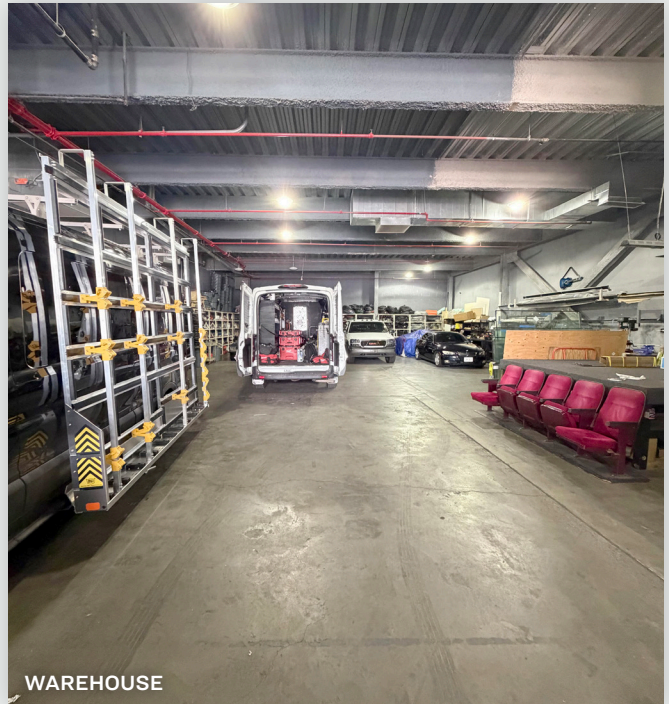
PRICE

Upon Request

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.

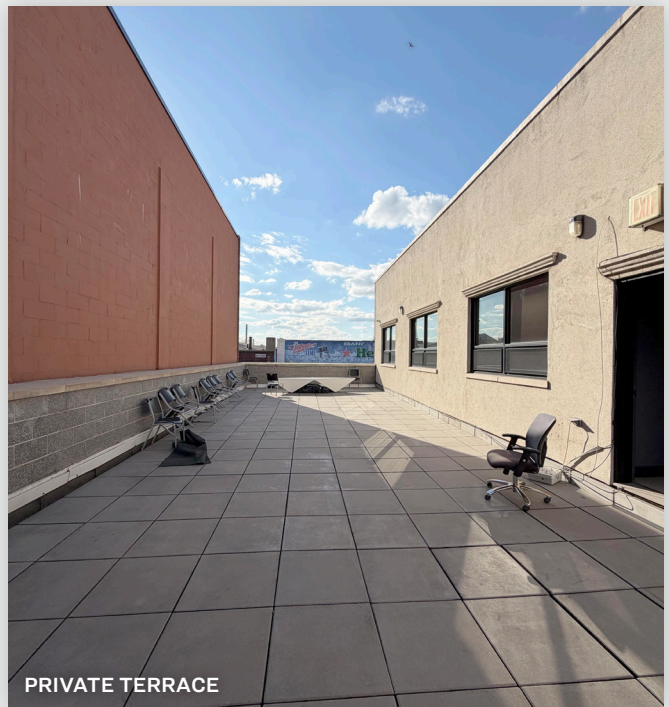
PICTURES



WAREHOUSE



CONFERENCE ROOM

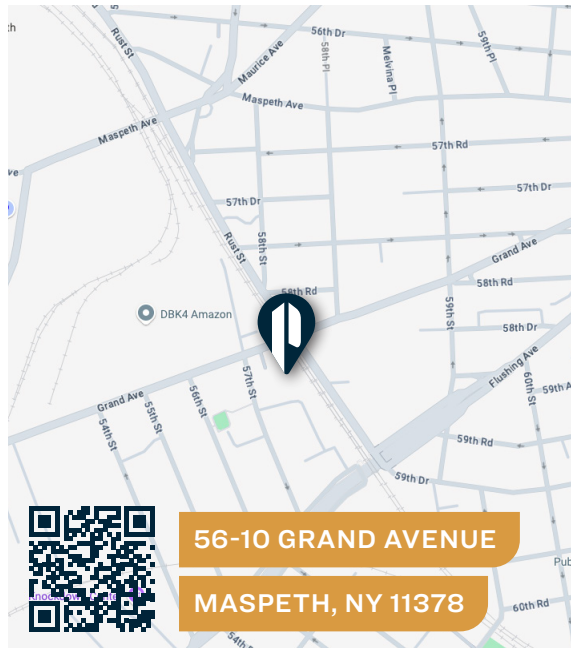
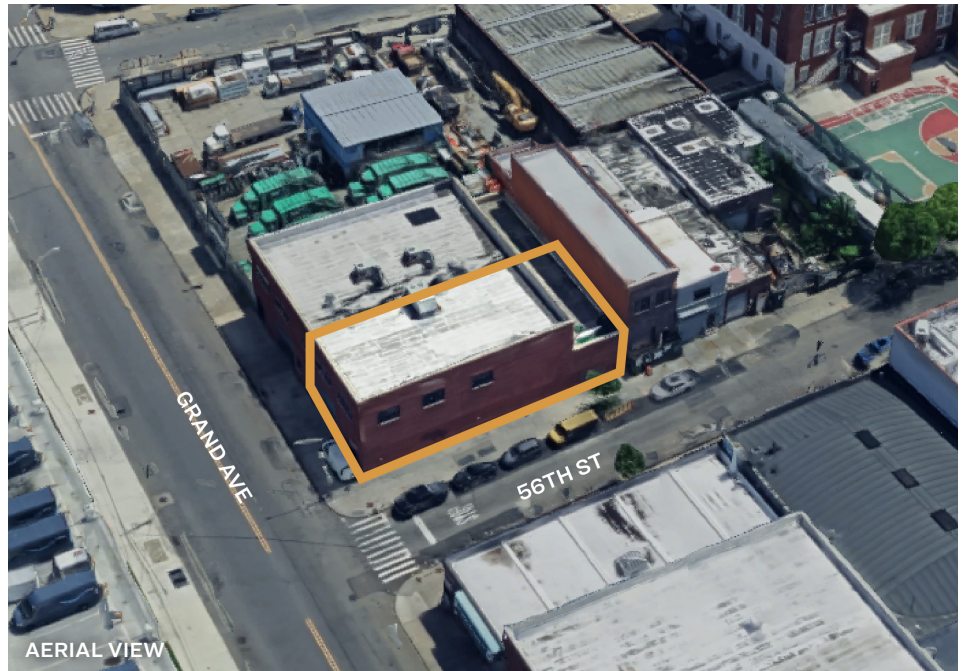


PRIVATE TERRACE

Property Overview

Features

- **5,000 Sq. Ft. Warehouse**
 - 18' Ceilings
 - Large Drive-In Door
 - Gas Heat/Heavy Power
 - No Columns
- **3,000 Sq. Ft. Modern Office**
 - Fully HVAC
 - Passenger Elevator
 - Beautifully Finished
 - Modern Kitchen & Bathrooms
 - Private Terrace



TRANSPORTATION



JEFFERSON STREET



MIDTOWN TUNNEL

LONG ISLAND EXPRESSWAY

BQE



LIRR: LIC

**Q59: GRAND AVE/
57TH STREET**

**Q39: GRAND AVE/
RUST STREET**



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