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LAUREL HILL
BOULEVARD
MASPETH, NY

**HIGH-FLOW-THROUGH
INDUSTRIAL FACILITY
FOR LEASE**
EXCEPTIONAL ACCESS TO NYC

18,317 SF WAREHOUSE WITH
21 LOADING POSITIONS AND
+/- 47,000 SF OF
SECURED LAND

Use Types:
Last-Mile
Parcel / E-commerce
Food & Beverage
Fleet / Electric Vehicle
Film & TV
Construction / Building Materials

34-52LaurelHill.com

REALTERM | JLL

AVAILABLE FOR IMMEDIATE OCCUPANCY

SPECIFICATIONS



±47,000 SF
Land & Secure
Access Parking



18,317 SF
Building Size



± 16'
Ceiling Height



M3-1
Zoning



2,524 SF
Office Space



8'8"-18' W
9'-14'10" L
Column Spacing



21
Loading Positions



277/480-volt
three-phase, four-wire
Power



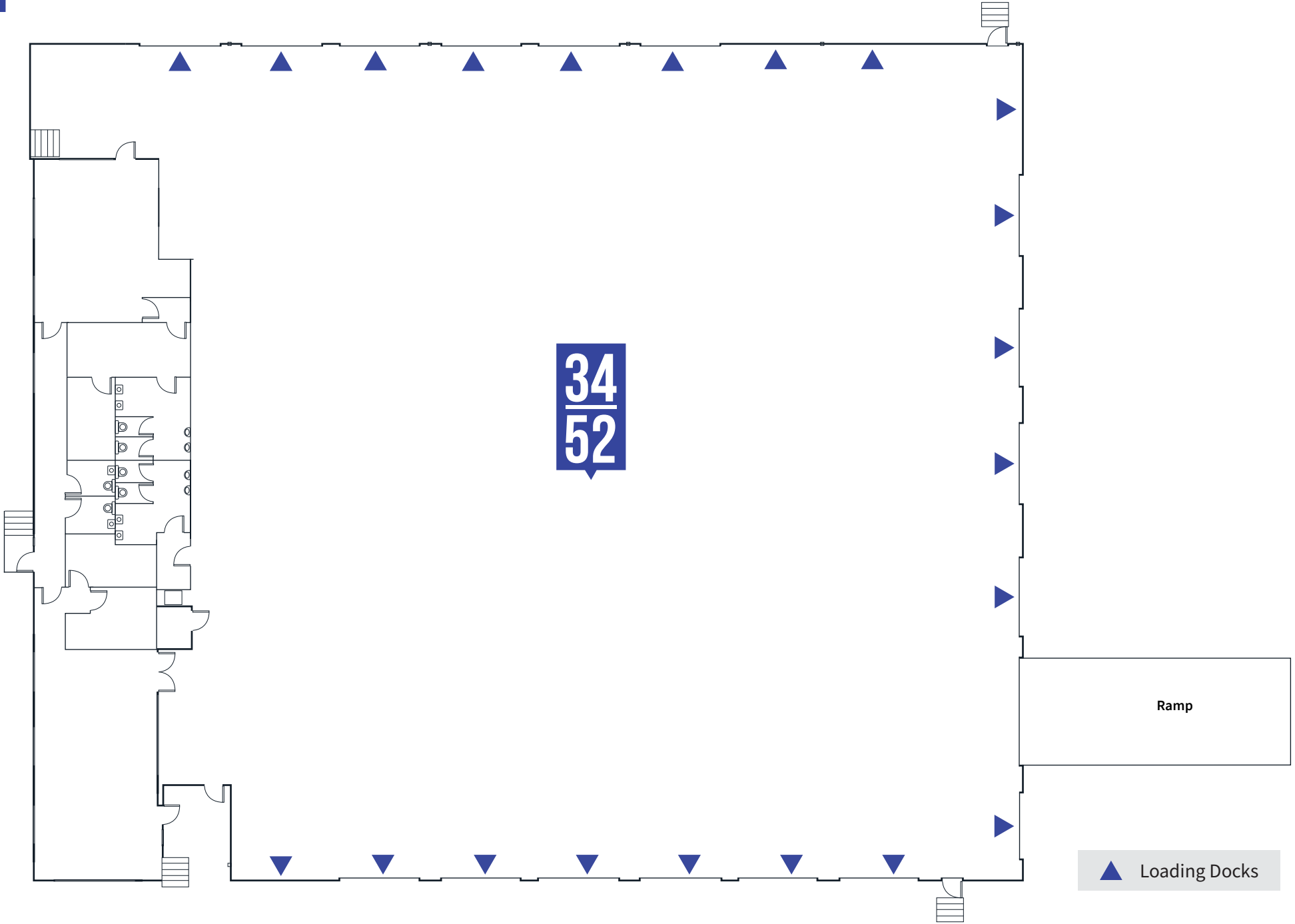
SITE PLAN



Improvements Completed:

- New exterior wall
- 21 new dock doors
- 17 new levelers
- New concrete drive-in ramp with oversized door
- Polished and smoothed floor
- New fencing
- New exterior / interior paint
- LED lights
- Renovated office & bathrooms
- New asphalt

FLOOR PLAN



▲ Loading Docks

BUILDING IMPROVEMENTS



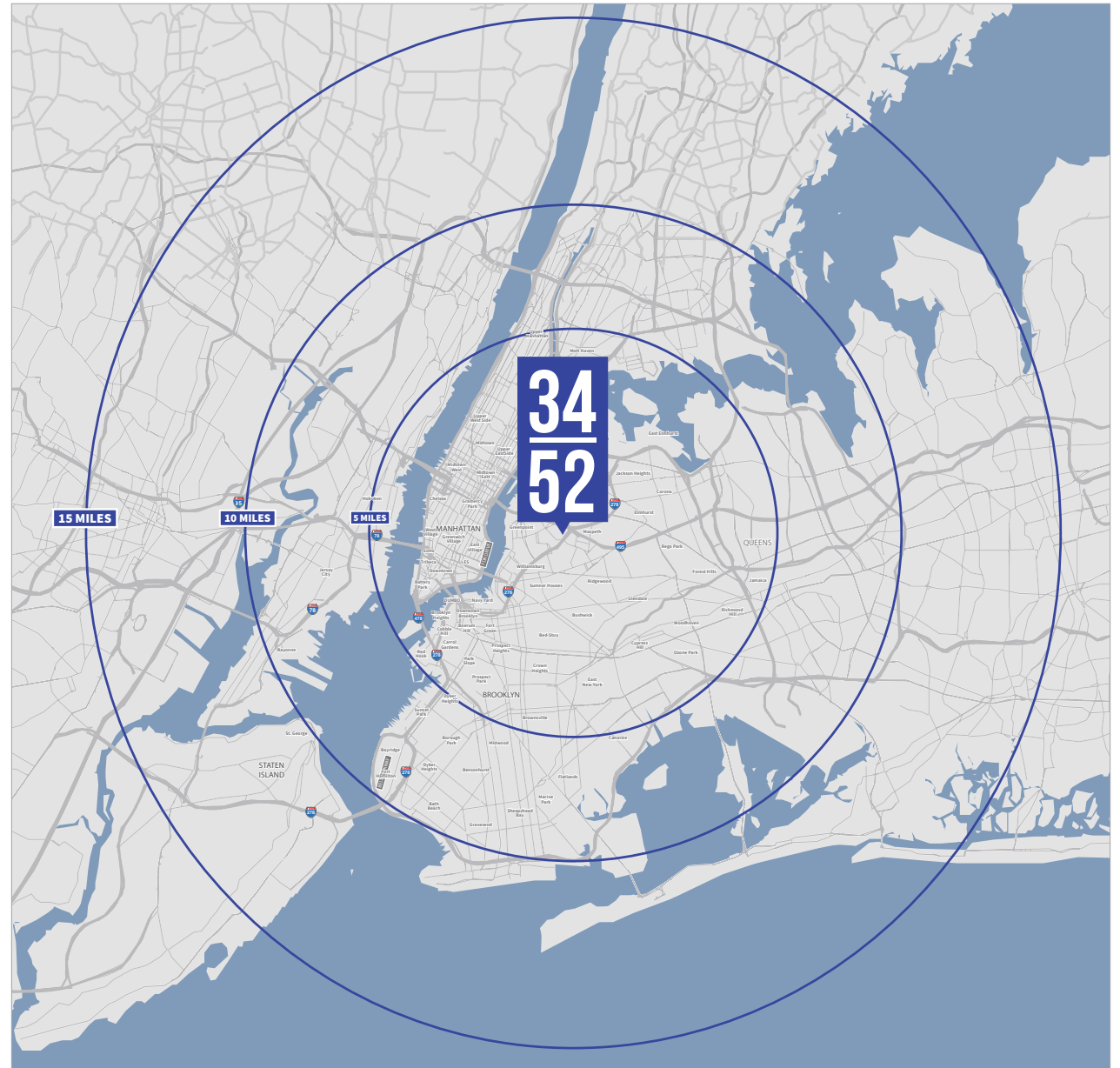
REGIONAL ACCESS

Key Driving Distances

I-495	0.7 mi
I-278	0.9 mi
Long Island City, Queens	2.4 mi
Williamsburg Bridge	4.4 mi
LaGuardia Airport	4.6 mi
Midtown Manhattan	5.0 mi
Downtown Brooklyn	5.6 mi
Downtown Manhattan	5.7 mi
Brooklyn Bridge	6.0 mi
Manhattan Bridge	6.1 mi
JFK Airport	8.9 mi
Hugh L. Carey Tunnel	9.0 mi
George Washington Bridge	11.7 mi
Port Newark/Elizabeth	21 mi

Public Transportation

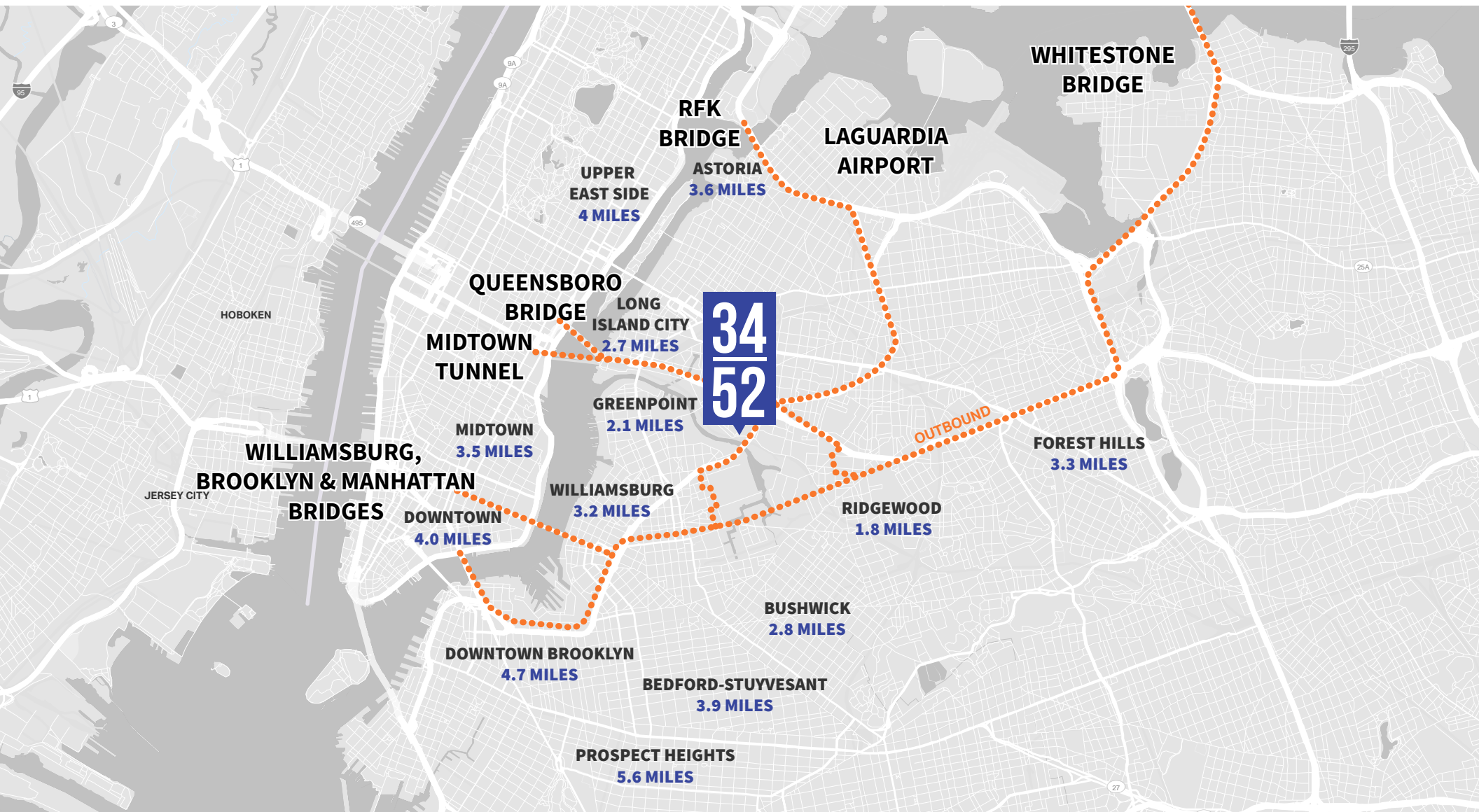
Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



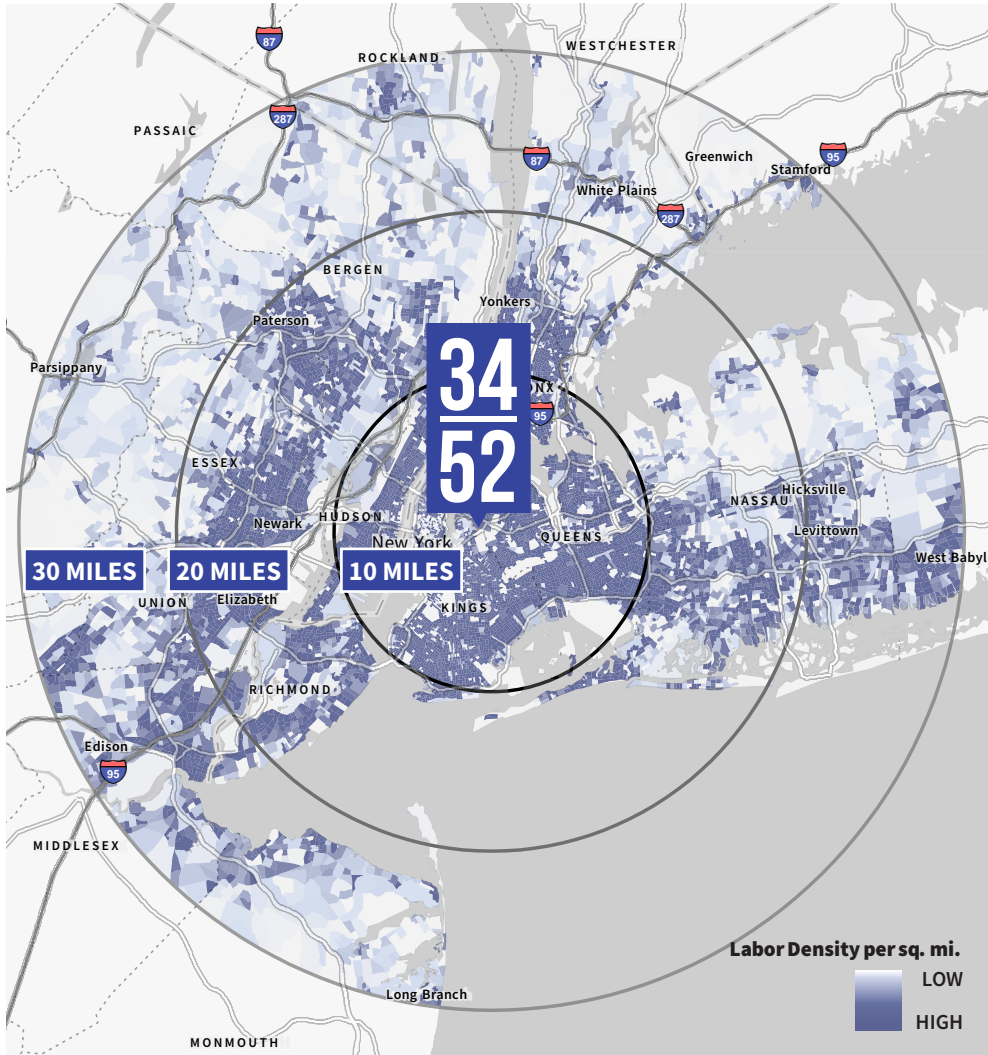
LOCAL ACCESS

The Epitome of NYC Metropolitan Area Accessibility

Situated in Maspeth, Queens, 34-52 Laurel Hill Boulevard offers unique access to over 15 million consumers in a 30-mile radius. With easy access to major highways and roads including the Brooklyn-Queens Expressway (I-278) and the Long Island Expressway (I-495), this industrial center's unsurpassed location will enable its future tenant to excel in last-mile delivery.



LABOR AND POPULATION DENSITY



10 Miles

Total Population: 7,892,333
Transportation/Warehouse Workers: 267,620
Total Labor Force: 4,035,696
Median Household Income: \$70,354
Median Warehouse Related Hourly Wage: \$17.74 (US Average is \$15.67)

20 Miles

Total Population: 12,603,759
Transportation/Warehouse Workers: 459,763
Total Labor Force: 6,457,543
Median Household Income: \$73,484
Median Warehouse Related Hourly Wage: \$17.11 (US Average is \$15.67)

30 Miles

Total Population: 15,417,151
Transportation/Warehouse Workers: 540,983
Total Labor Force: 7,979,549
Median Household Income: \$79,312
Median Warehouse Related Hourly Wage: \$16.85 (US Average is \$15.67)

CORPORATE NEIGHBORS





**34
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34-52LaurelHill.com

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