



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



61-26 MAURICE AVENUE







MASPETH, NY 11378

## Prime High-Ceiling Maspeth Warehouse

Ideal for Warehouse / Distribution.  
Strategically Located Seconds From  
BQE & LIE.

TYPE

**Warehouse / Industrial**

 <b>SQUARE FT.</b> <b>22,000</b> <small>RSF</small>	 <b>ZONING</b> <b>C8-1</b>
 <b>CLEAR HEIGHT</b> <b>20'</b>	 <b>PARCEL ID</b> <b>2371</b> <small>BLOCK</small>
 <b>LOADING</b> <b>1</b> Drive-In Door <b>3</b> Interior Docks	 <b>112</b> <small>LOT</small>

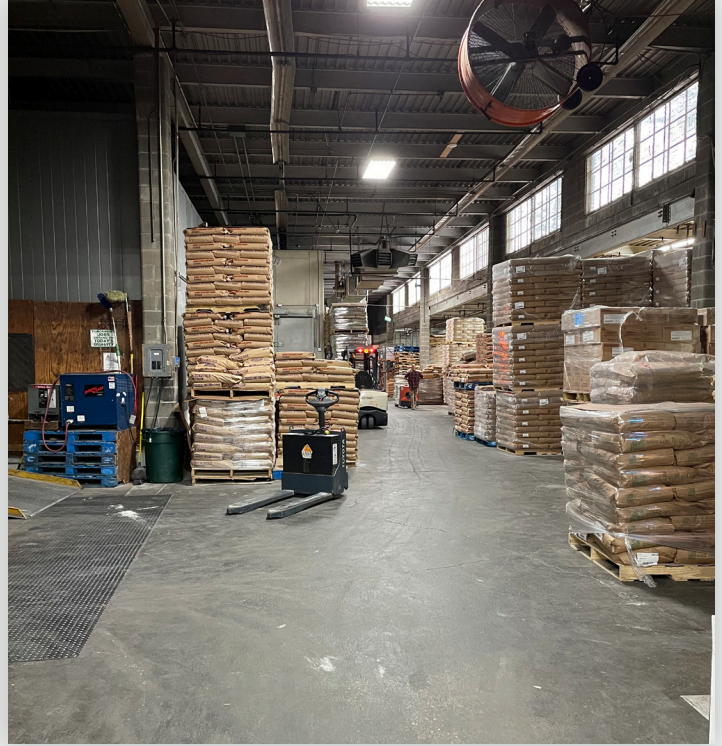
PRICE

**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.

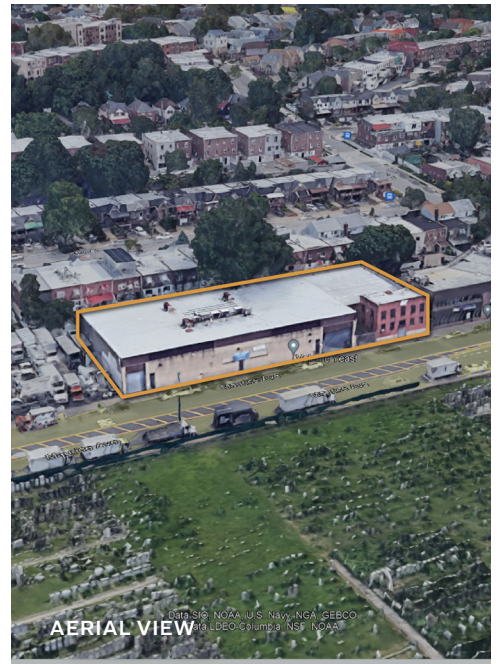
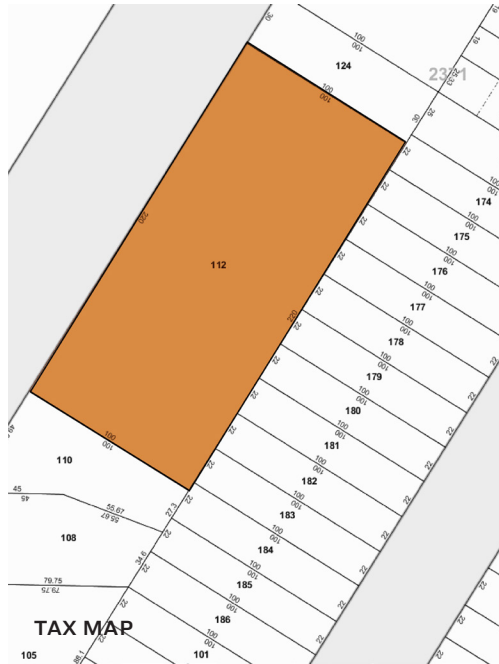
PICTURES



# Property Overview

## FEATURES

- Gas and Oil Heat
- Heavy Power
- Wide Street That Can Accommodate Large Trucks
- Wet Sprinkler System
- Partial Second Floor Offices
- Multiple Loading Docks and Drive-In
- Seconds To LIE / BQE
- Refrigeration/Freezers Can Stay or Be Removed
- Currently Used as Refrigerated Food Distribution Facility
- Recent Capital Improvements to Roof, Fire Suppression System, Pointing and Offices



## TRANSPORTATION



**GRAND AVE/  
NEWTON AVE**



**QUEENS  
MIDTOWN  
TUNNEL**

**LIE**

**BROOKLYN-  
QUEENS  
EXPRESSWAY**

**ROOSEVELT AVE/  
QUEENS BLVD.**



**Q18: 53RD DR. /  
62ND ST**

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**MASPETH, NY 11378**



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282

[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
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