



**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



SQUARE FOOT

22,000_{RSF}



ZONING

C8-1



CLEAR HEIGHT

20'



PARCEL ID

2371

BLOCK



LOADING

1 DRIVE-IN DOOR
3 INTERIOR DOCKS



112

LOT

PRICE

Upon Request

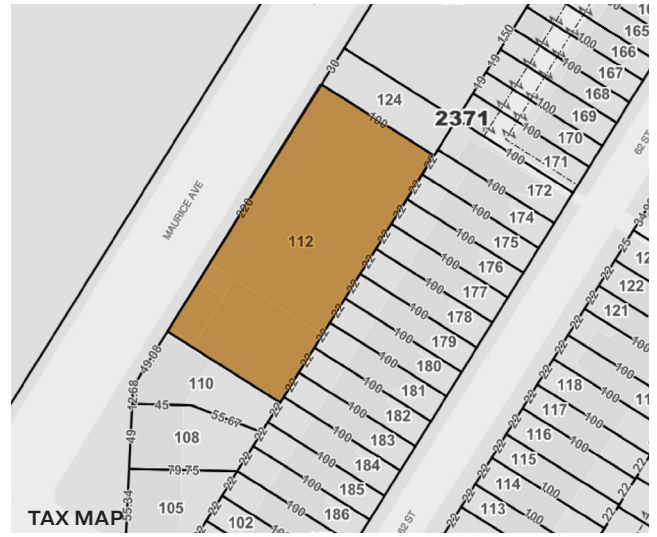
718-784-8282 / PINNACLERENY.COM

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.

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



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TRANSPORTATION

E M R GRAND AVE / NEWTON AVE



- 1 MINUTE TO LONG ISLAND EXPRESSWAY
- 5 MINUTES TO BROOKLYN-QUEENS EXPY
- 10 MINUTES TO MANHATTAN
- 15 MINUTES TO LAGUARDIA AIRPORT
- 25 MINUTES TO JFK AIRPORT



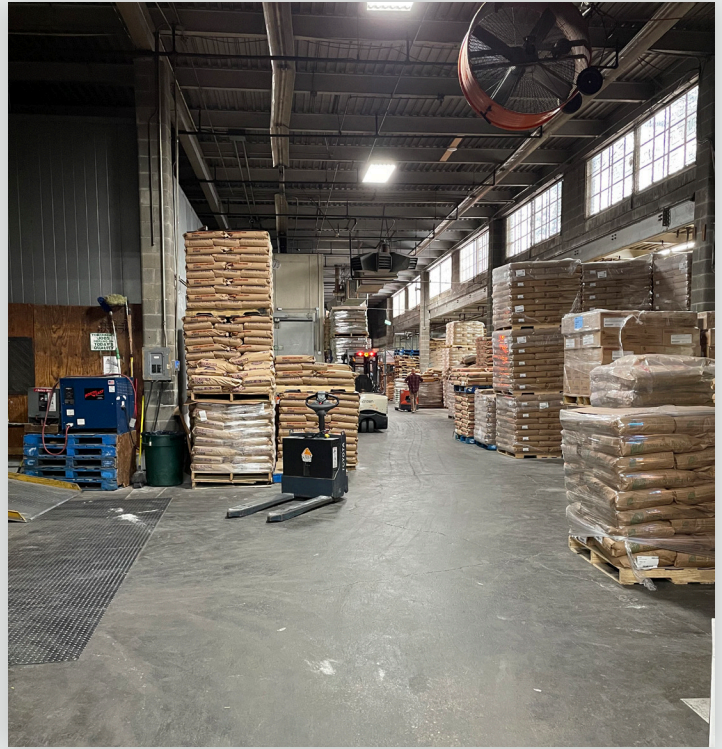
Q18: 53RD DR. / 62ND ST



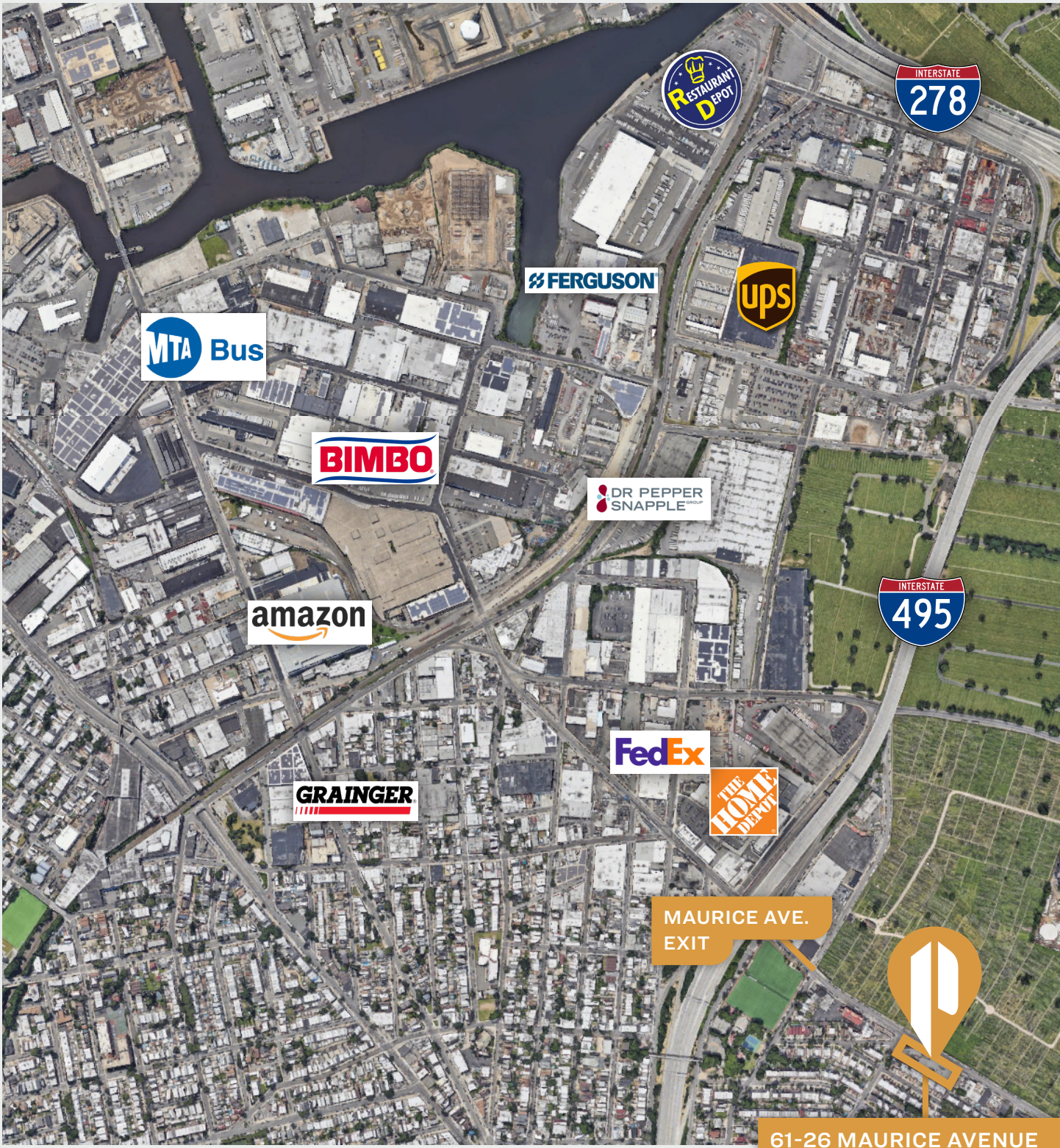
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PICTURES

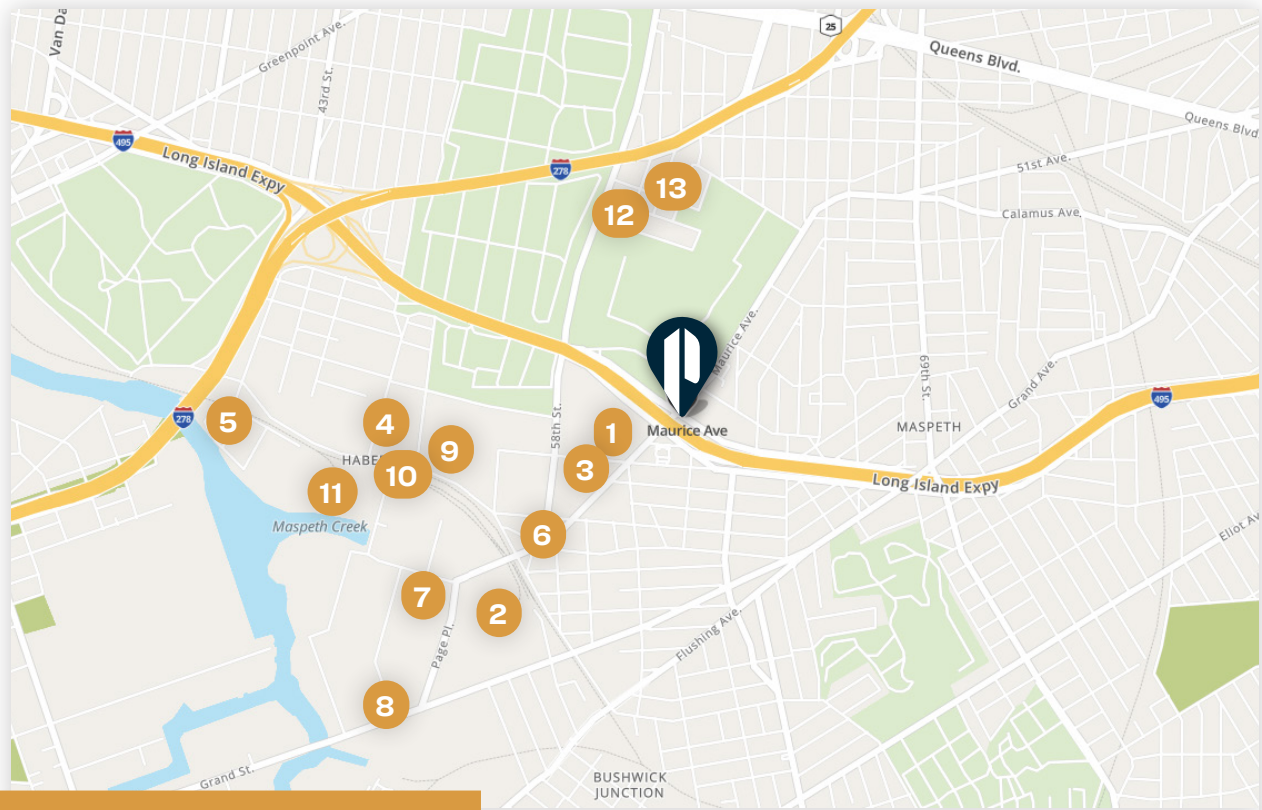


AERIAL VIEW



MAURICE AVE.
EXIT

61-26 MAURICE AVENUE
MASPETH, NY



NEIGHBORING TENANTS

- | | |
|--------------------|---------------------------|
| 1 HOME DEPOT | 8 MTA BUS DEPOT |
| 2 AMAZON | 9 DR PEPPER SNAPPLE GROUP |
| 3 FEDEX | 10 ARNOLDS |
| 4 UPS | 11 FERGUSON |
| 5 RESTAURANT DEPOT | 12 NYPD FLEET |
| 6 GRAINGER | 13 NYC SANITATION FLEET |
| 7 BIMBO BAKERIES | |



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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