



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



54-20 50TH STREET

MASPETH, NY 11378

40,037 Sq. Ft. Improved Industrial Parking

At the LIE/BQE + Geographic Center
of NYC. Immediately Available.
Over \$2.5 M in Improvements.

PRICE

Upon Request

TYPE

Land / Parking



SQUARE FT.

40,037^{RSF}

PARCEL ID



2557

BLOCK



ZONING

M2-1



30

LOT

- EV Ready with 600 Amps Service and Underground Conduit in Place.
- Ownership Will Consider Building a 3,500 +/- Sq. Ft. Engineered Building.
- Qualified Opportunity Zone.

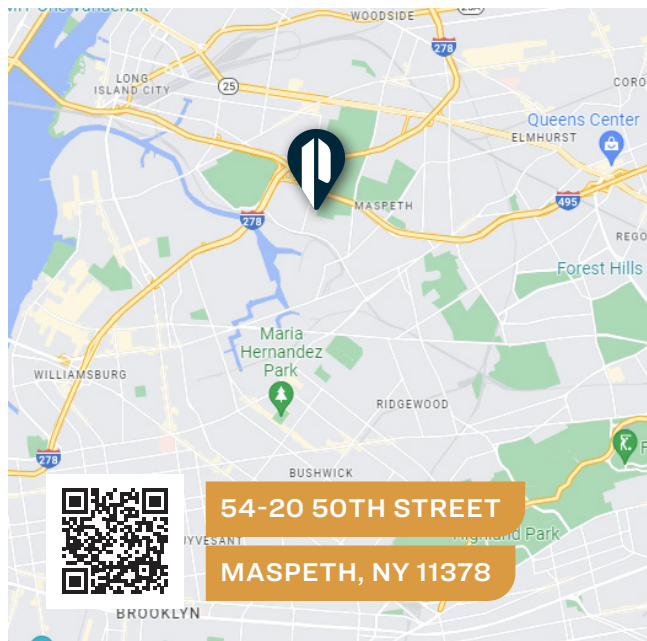
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

FEATURES

- 10' Perimeter Fencing
- Freshly Paved and Striped (Striping may be modified as needed for tenant use)
- Full Site Lighting
- Two 30' Curb Cuts with Electronic Access Sliding Gates
- EV Ready with 600 Amps Service and Underground Conduit in Place
 - Will Accommodate 12 EV Charging Stalls
- Concrete Pad for Future Equipment/Canopy
- **ConEd Approval For Major Electrical Service:** Service Determination and Service Date Approval Documents in Hand For 8,800A, 6MW Service and 97 Level 3 Chargers



TRANSPORTATION



MIDTOWN TUNNEL

LONG ISLAND EXPRESSWAY

BROOKLYN-QUEENS EXPRESSWAY



Q67: 55 AVE/ 50 STREET



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**PINNACLE
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34-07 Steinway Street, Suite 202

Long Island City, NY 11101

718-784-8282

pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner

djunik@pinnaclereny.com

718-371-6406



DECIO BAIO

Partner

dbaio@pinnaclereny.com

718-784-8436