



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



54-40 50TH ST. & 48-23 55TH AVE.

MASPETH, NY 11378

Fully Leased Building With Life Science Tenant + Large Vacant Parking Lot!







Prominent Maspeth Location! An Ideal User - Investor Opportunity! 35,000 Sq. Ft. 1-Story Building + 4,020 Sq. Ft. Parking Plus Improved Industrial Land of 40,037 Sq. Ft.

PRICE

Upon Request

TYPE

Warehouse / Industrial / Land /
Development / Investment

 SQUARE FT. 79,057 RSF	 ZONING M2-1
 CLEAR HEIGHT 16'	 PARCEL ID 2557 BLOCK
 LOADING 2 Interior Loading Docks	 30, 50 LOT

- **Building: Significant Upside in Rent**
- **Land: Vacant / EV Ready with 600 Amps Service / Underground Conduit in Place**

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.

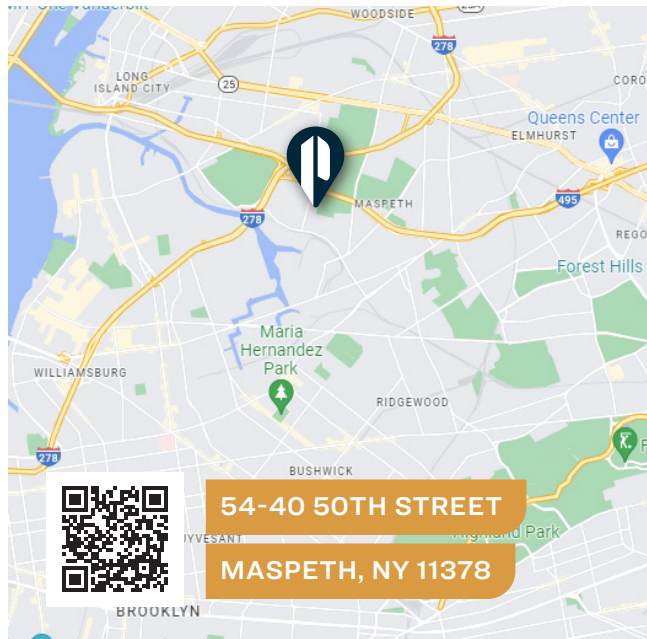
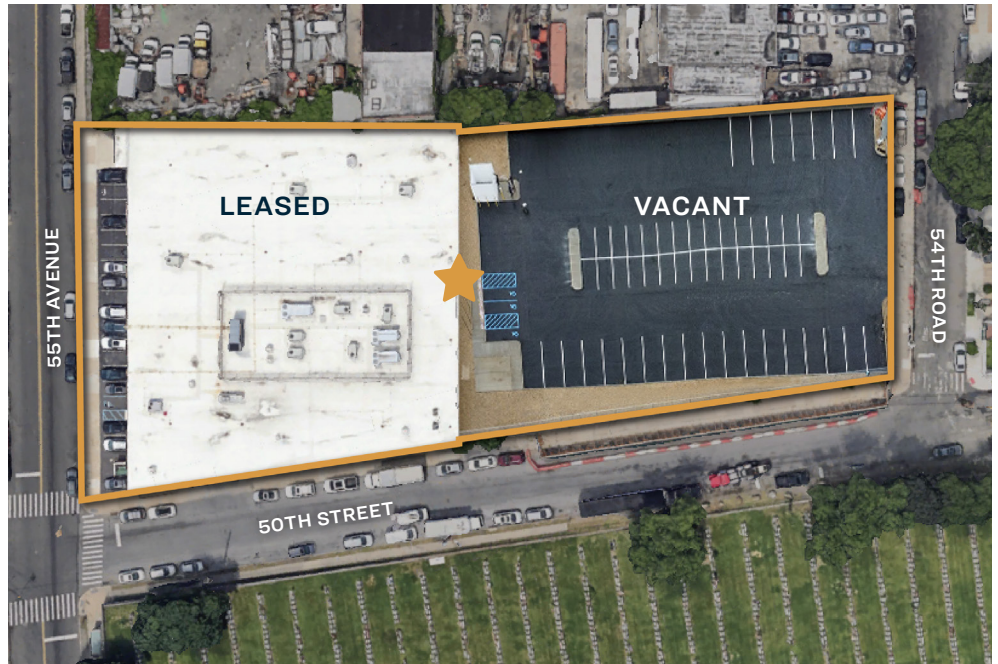
Property Overview

FEATURES

- 40,037 Sq. Ft. Improved Industrial Land Vacant & Ready for Occupancy!
- 35,000 Sq. Ft. 1-Story Building + 4,020 Sq. Ft. of Land (20 Car Parking) Leased Through 1/31/2029
- Life Science Tenant
- Below Market Rent
- Qualified Opportunity Zone
- 16' Ceiling Height
- 2 Interior Loading Docks
- 2 Separate Electric Services - 800A for Building and 600A for Parking Lot
- 16 EV Ready Stalls At the LIE/BQE - Minutes to Manhattan

ABOUT THE TENANT

CVS Caremark is ranked 6th on the 2023 Fortune 500 list



TRANSPORTATION



MIDTOWN TUNNEL

LONG ISLAND EXPRESSWAY

BROOKLYN-QUEENS EXPRESSWAY



Q67: 55 AVE / 50 STREET

54-40 50TH STREET

MASPETH, NY 11378

Building Financials

CURRENT RENT	CURRENT NOI	ANNUAL INCREASE	LEASE EXPIRES	OPTION	MARKET RENT	MARKET NOI
\$21.11 SQ. FT. x 35,000 FT	\$738,994	3%	1/31/29	NO	\$30.00 FT NN	\$1,050,000



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

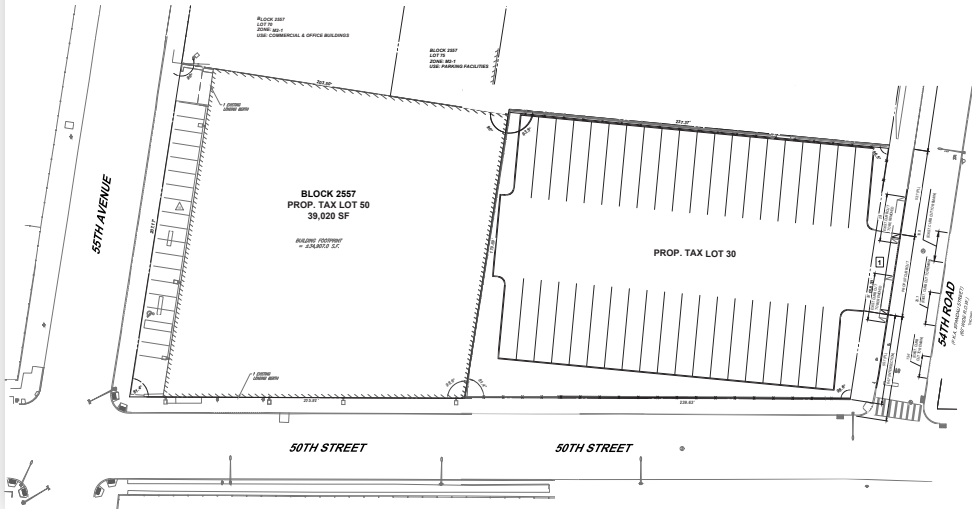
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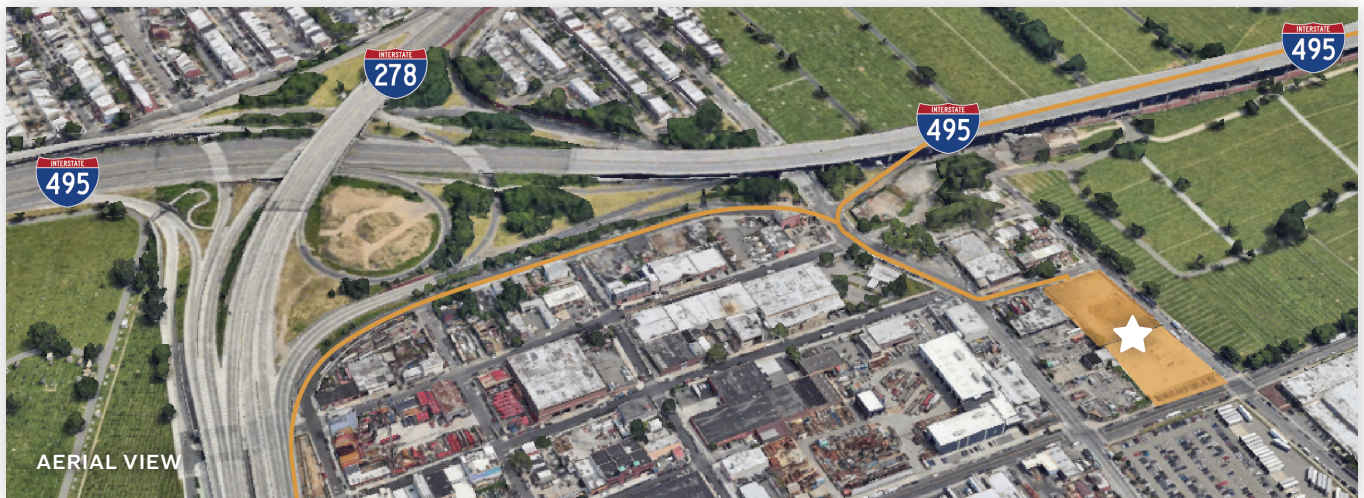
Survey

IMPROVED ACCESS.

EXPANDED 50' DRIVEWAY ENTRANCE.



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.



AERIAL VIEW



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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