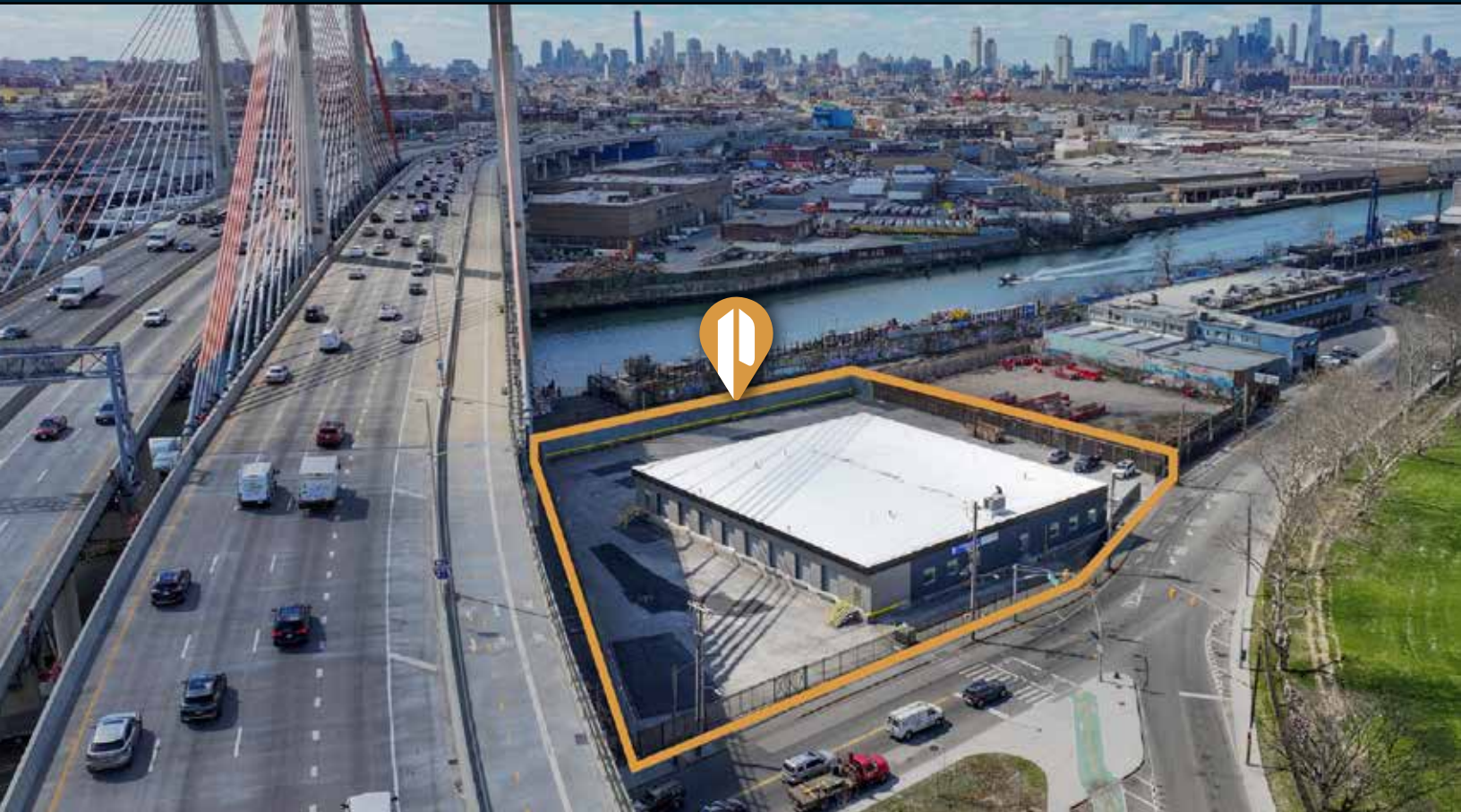




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



34-52 LAUREL HILL BOULEVARD

MASPETH, NY 11378

One-of-a-Kind Opportunity in the Heart of Maspeth, NY

- 18,317 Sq. Ft. Single-Story Building
- 21 Loading Positions Plus
- 47,214 Sq. Ft. of Land
- **Divisions Available**

Type

Final Mile Warehouse / Land / Industrial



SQUARE FOOT

18,317_{SF}



ZONING

M3-1



CLEAR HEIGHT

16'



PARCEL ID

2520

BLOCK



**FRESHLY RENOVATED
AND READY FOR
IMMEDIATE OCCUPANCY!**

30

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.

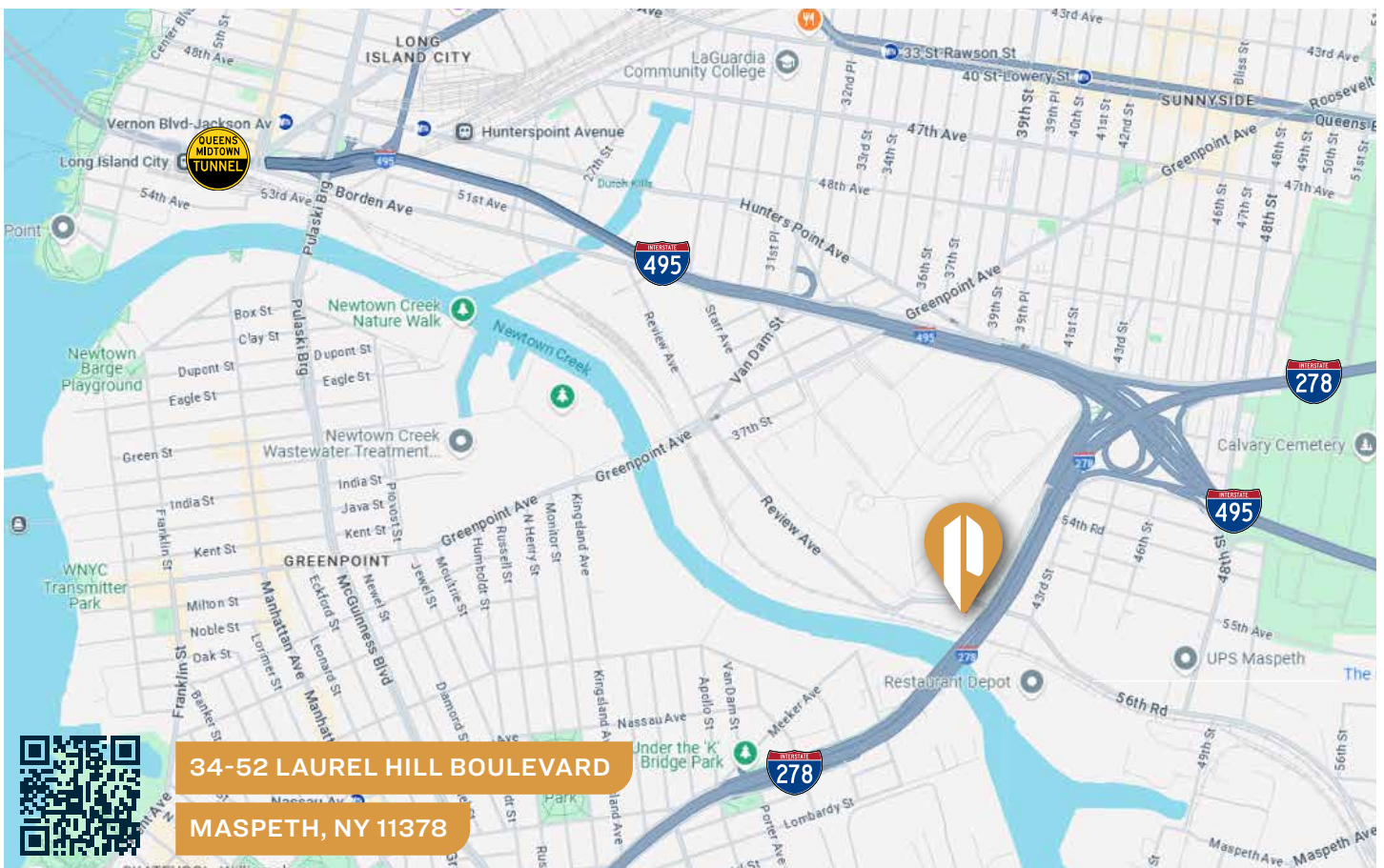
Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale and leasing of 34-52 Laurel Hill Boulevard, Maspeth, NY. This ideally located 18,317 sq. ft. distribution facility, featuring 21 loading positions and an additional 47,214 sq. ft. of improved, secured land, is adjacent to the Kosciuszko Bridge at the geographic center of NYC's distribution hub. It is just blocks from the entrance to the LIE and BQE, minutes to Manhattan, and offers convenient access to major roadways serving the tri-state metropolitan area.

This rare industrial property is located in an M3-1 zoning district, NYC's heaviest industrial use zone. The generously sized lot boasts over 300 feet of frontage, providing effortless site access, and is perfectly positioned to accommodate the growing demand for e-commerce, last-mile distribution, fleet storage, and all types of industrial uses.

Features

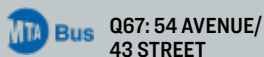
- 21 Exterior Loading Platforms
- 1 Overhead Drive-In Door
- 2,524 Sq. Ft. Freshly Renovated Office Space
- 16' Ceiling Height
- **Electric System:** 277/480 Volt, Three-Phase, Four Wire
- **Amps:** 2,000 Amps at 480 Volts
- **Watts:** Maximum Capacity of 1.66 MW / 1,663,000 Watts



34-52 LAUREL HILL BOULEVARD

MASPETH, NY 11378

TRANSPORTATION



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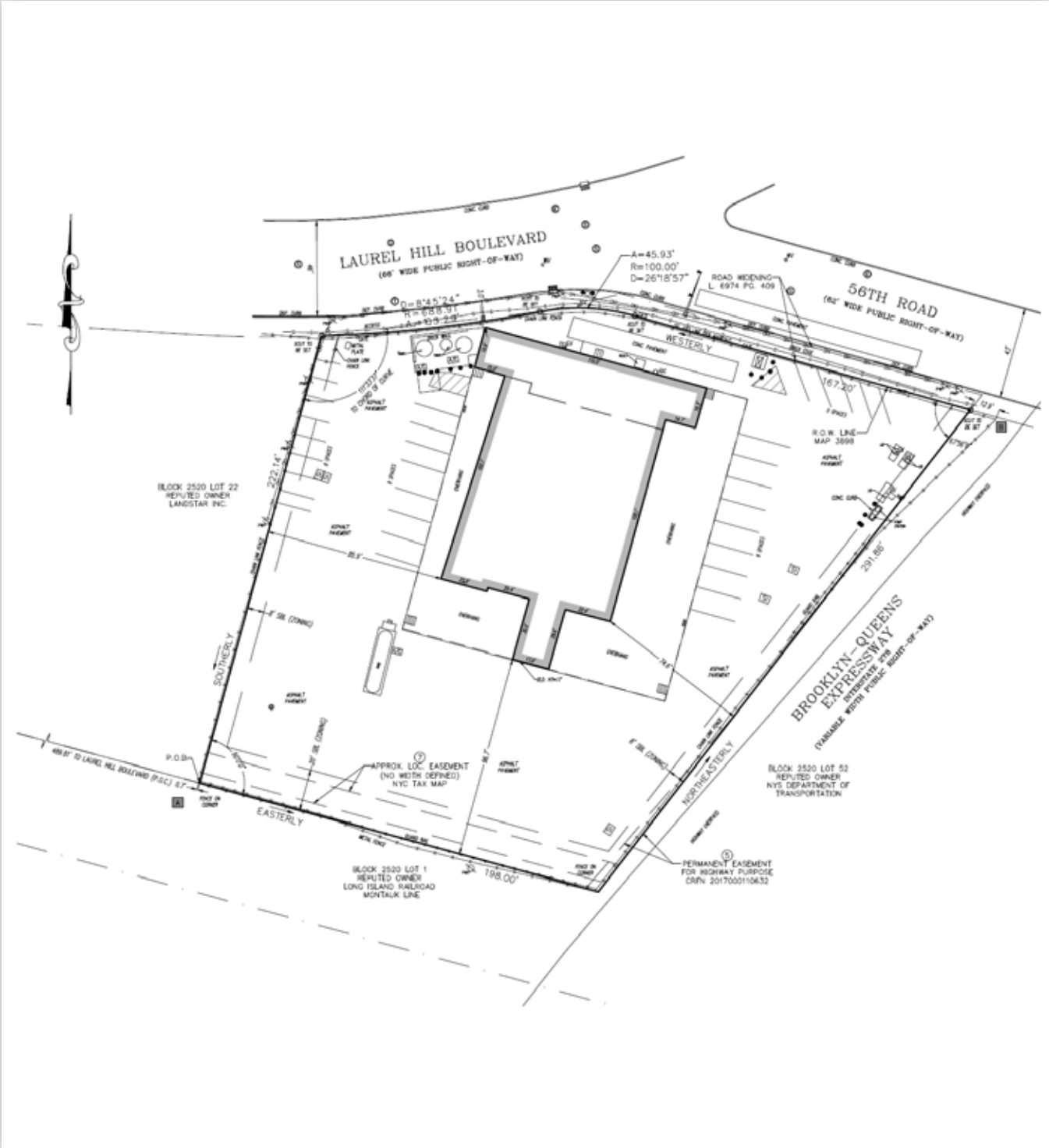
PROPOSED DIVISIONS



OPTION 1
18,317 SF ONE-STORY BUILDING
PLUS 23,000 SF OF LAND

OPTION 2
24,214 SF OF LAND

SURVEY



PICTURES



INTERIOR



EXTERIOR



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

FOR MORE INFORMATION ABOUT THIS
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