

MASPETH INDUSTRIAL SITE WITH PARKING FOR LEASE

46-25 54th Avenue, Maspeth, Queens



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Property Description

DY Realty Group has been retained on an exclusive basis to handle the leasing of 46-25 54th Avenue in Maspeth, Queens.

The property consists of an 11,000 sf 1-story space with 8 drive-in doors and ceiling heights of 16'. Additionally, there is 12,000 sf of fenced & paved land / parking and two street frontage with access to the building from both streets (54th Avenue & 53rd Avenue).

Located in the heart of Maspeth, situated directly next to the Long Island Expressway and Brooklyn-Queens Expressway, providing easy access to all boroughs, as well as Long Island.

The remaining 6,000 sf space with $\pm 4,000$ sf land could potentially be made available in June 2022.

Block / Lot	2544 / 18
Total Building	17,261 sf 1-Story
Available Bldg	11,000 sf 1-Story
Available Land	12,000 sf Paved / Fenced
Plot Size	32,420 sf
Zone	M2-1
Loading	8 Drive-in Doors (14' x 14')
Ceiling	16' Clear
Lease Price	Call or E-mail



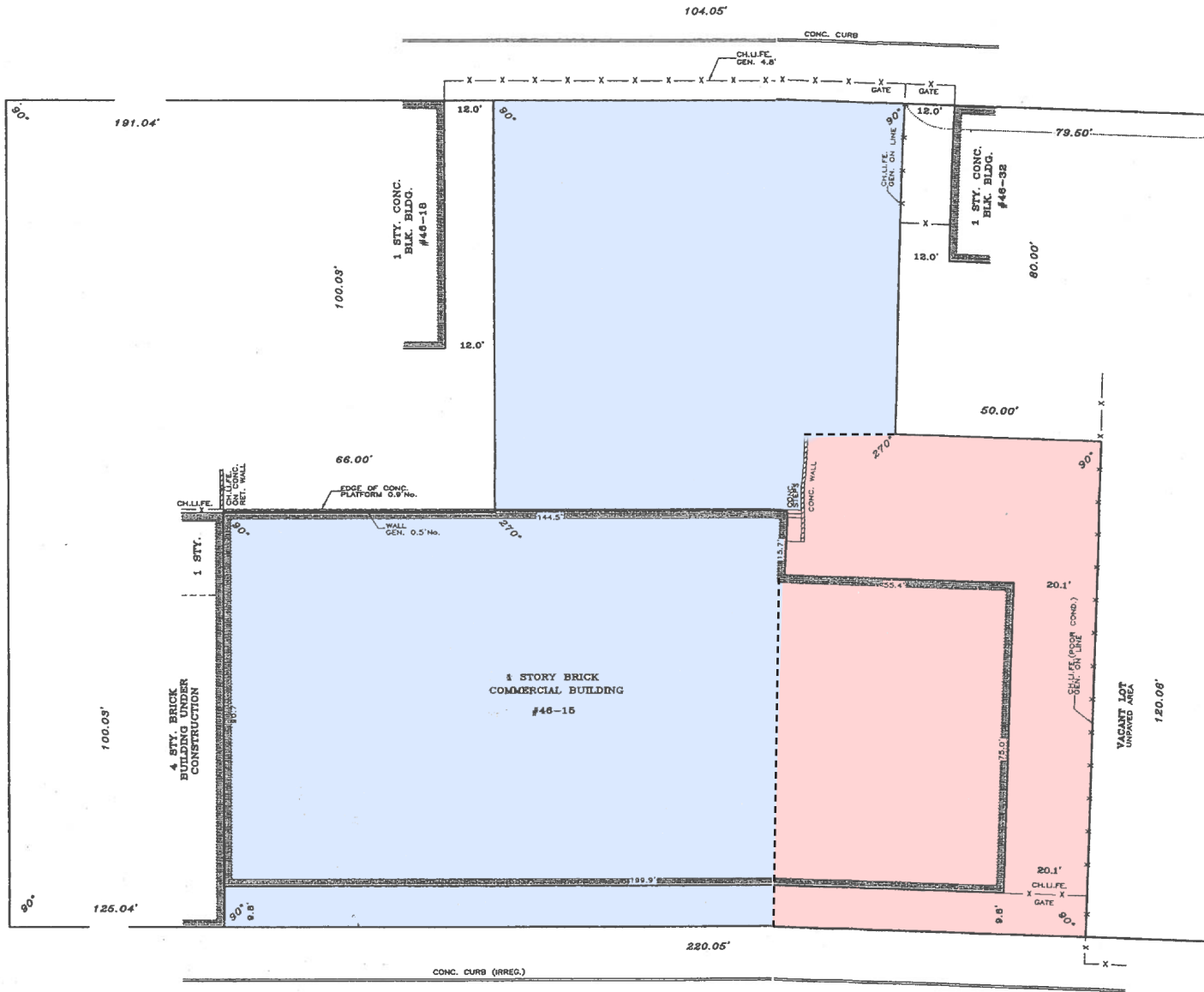
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Property Survey

53rd AVENUE
(TOWNSEND AVENUE)
60' WIDE

46th AVENUE
(CLIFTON AVENUE)
90' WIDE



QUEENS MIDTOWN EXPRESSWAY

54th AVENUE
(JONES AVENUE)
60' WIDE

MAP of SURVEY

SURVEY OF: DESCRIBED PROPERTY
FILED MAP: N/A

LOCATED AT:
LONG ISLAND CITY, BOROUGH AND
OF QUEENS, CITY AND STATE OF NEW YORK

TAX DESIGNATION:
BLOCK: 2544, P/O LOT 15 (TENT. L)

TITLE No.: E0766
SURVEYED ON: APRIL 20, 2006

CERTIFIED TO: EAGLE ABSTRACT CORP.:
UNITED GENERAL TITLE INSURANCE
RSC REALTY I, LLC, RGS REALTY
RSC REALTY III, LLC;

STATE OF NEW YORK
ALEXANDER TSUKERMAN
LICENSED LAND SURVEYOR
No. 051789
ALEXANDER TSUKERMAN N.Y.S. ISS. N 050189



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LEONARD J. STRANDBERG AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS

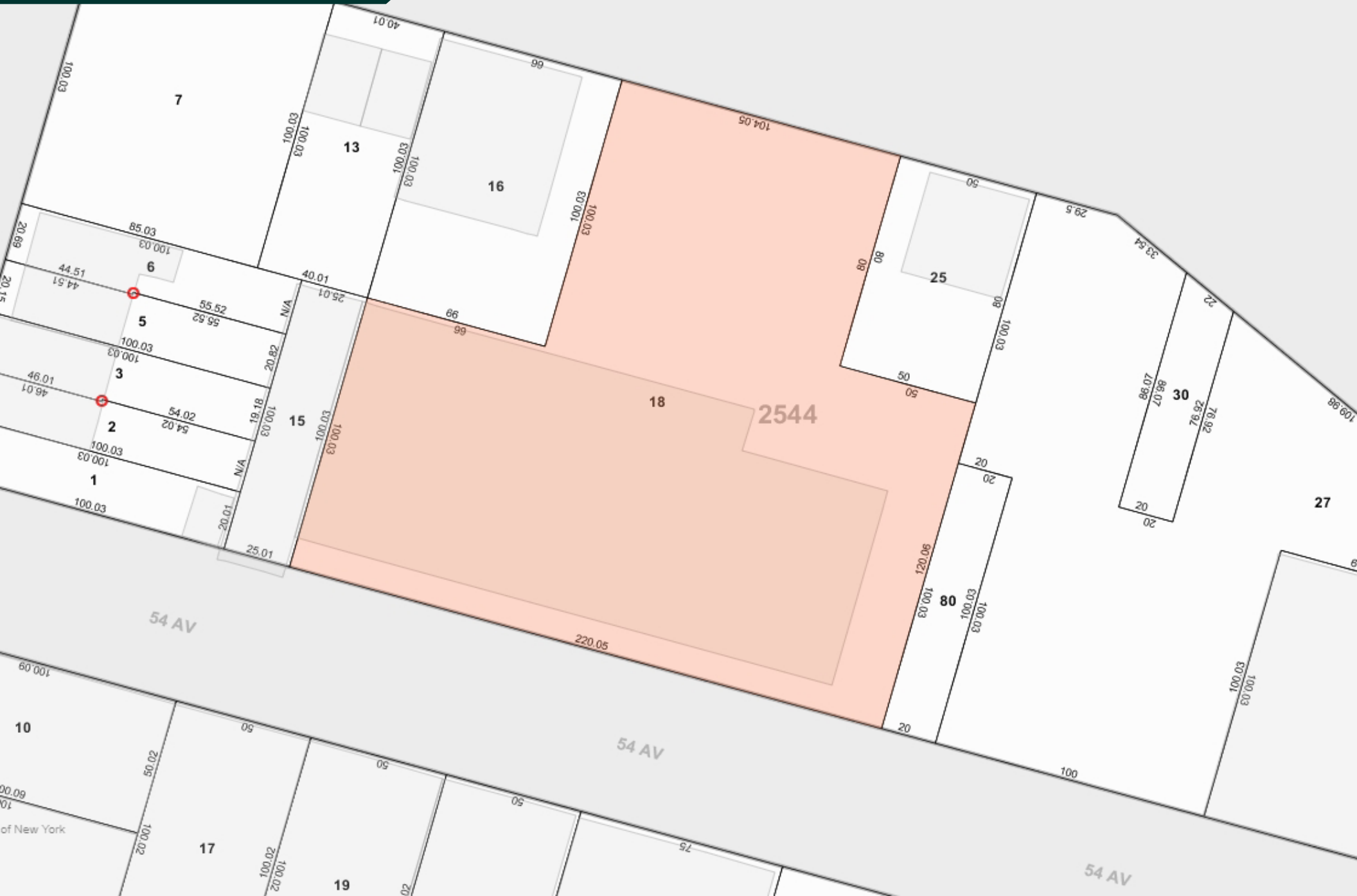
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Location Map



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Tax Map



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