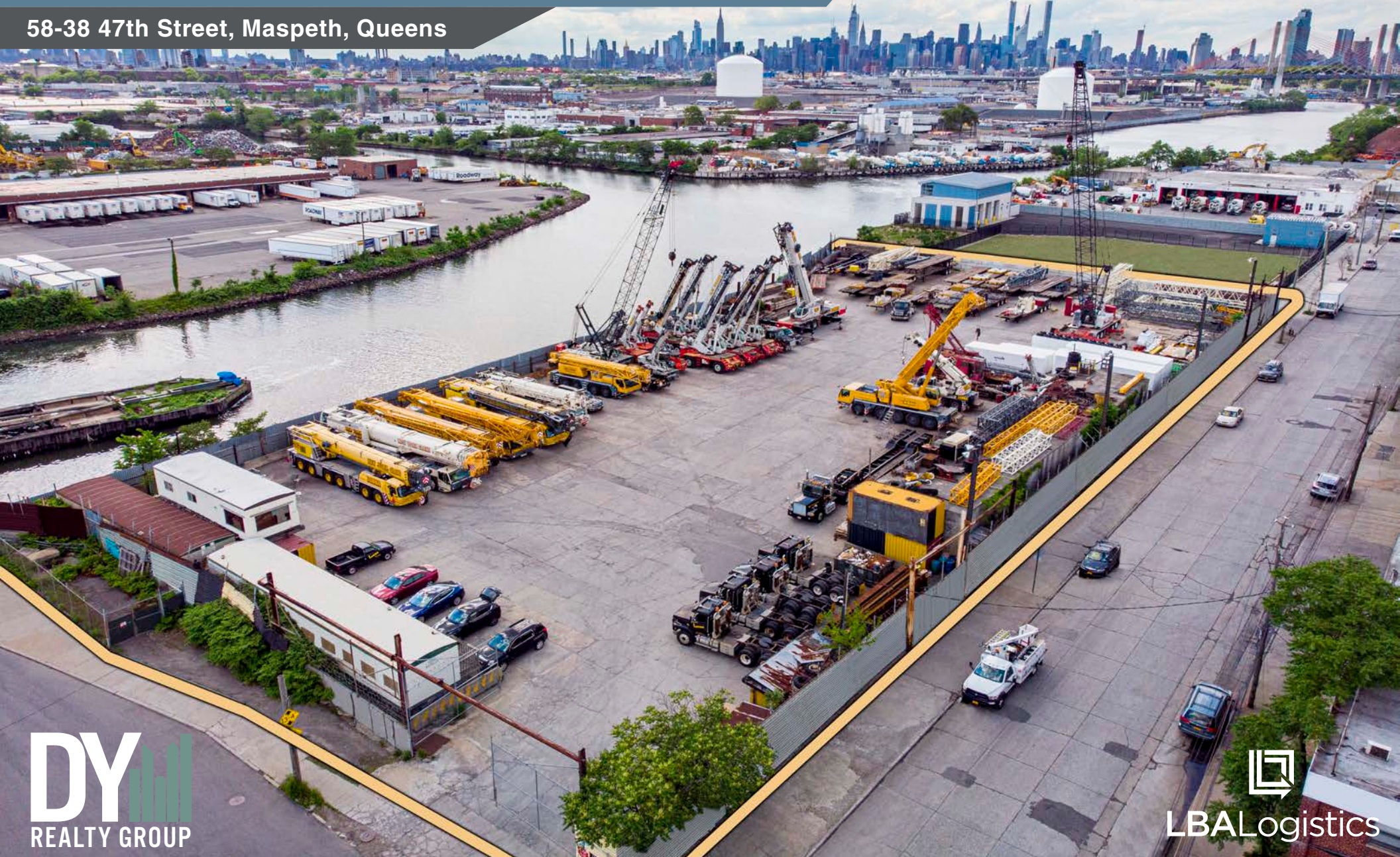


Maspeth Landing

±2 Acre NYC Parking & Industrial Outdoor Storage

58-38 47th Street, Maspeth, Queens



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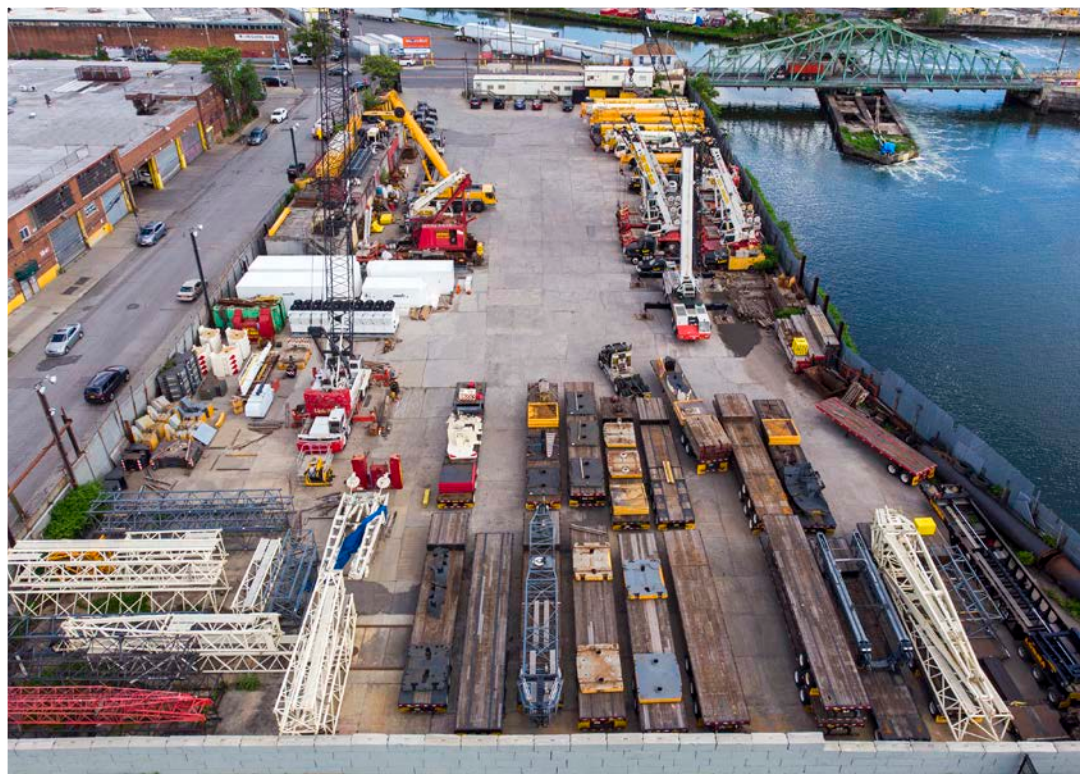
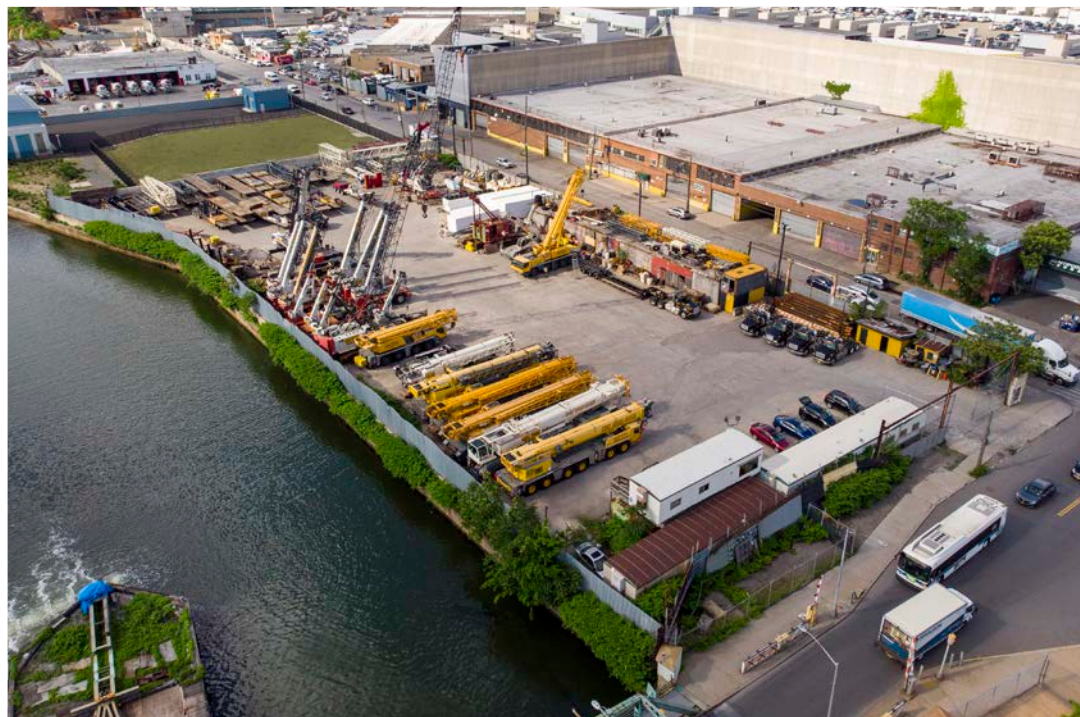
Property Description

Located in the Maspeth section of Queens on the Brooklyn borderline, this 90,462 SF fenced and paved yard is available for short or long-term lease. The property is ideally located minutes from both the Long Island Expressway and Brooklyn-Queens Expressway. The Q59 bus stops directly outside the site.

The site can be used for car, truck, and trailer parking, as well as outdoor storage and all construction related uses, including heavy industrial uses due to the M3-1 zoning. Divisions of 45,000 SF and greater will be considered.

Contact the Exclusive Agent for more information or to schedule a tour.

Block Lot	2601 / 40
Lot Size	90,462 SF
Divisions	45,000 - 90,462 SF
Zone	M3-1
Conditions	Fenced, Paved, Lit, Electricity, Water, & Sewer
Access	Grand Avenue & 47th Street
Transit	Minutes to LIE, BQE Q59 Bus Stops Outside Site
Lease Price	<i>Call or E-mail</i>



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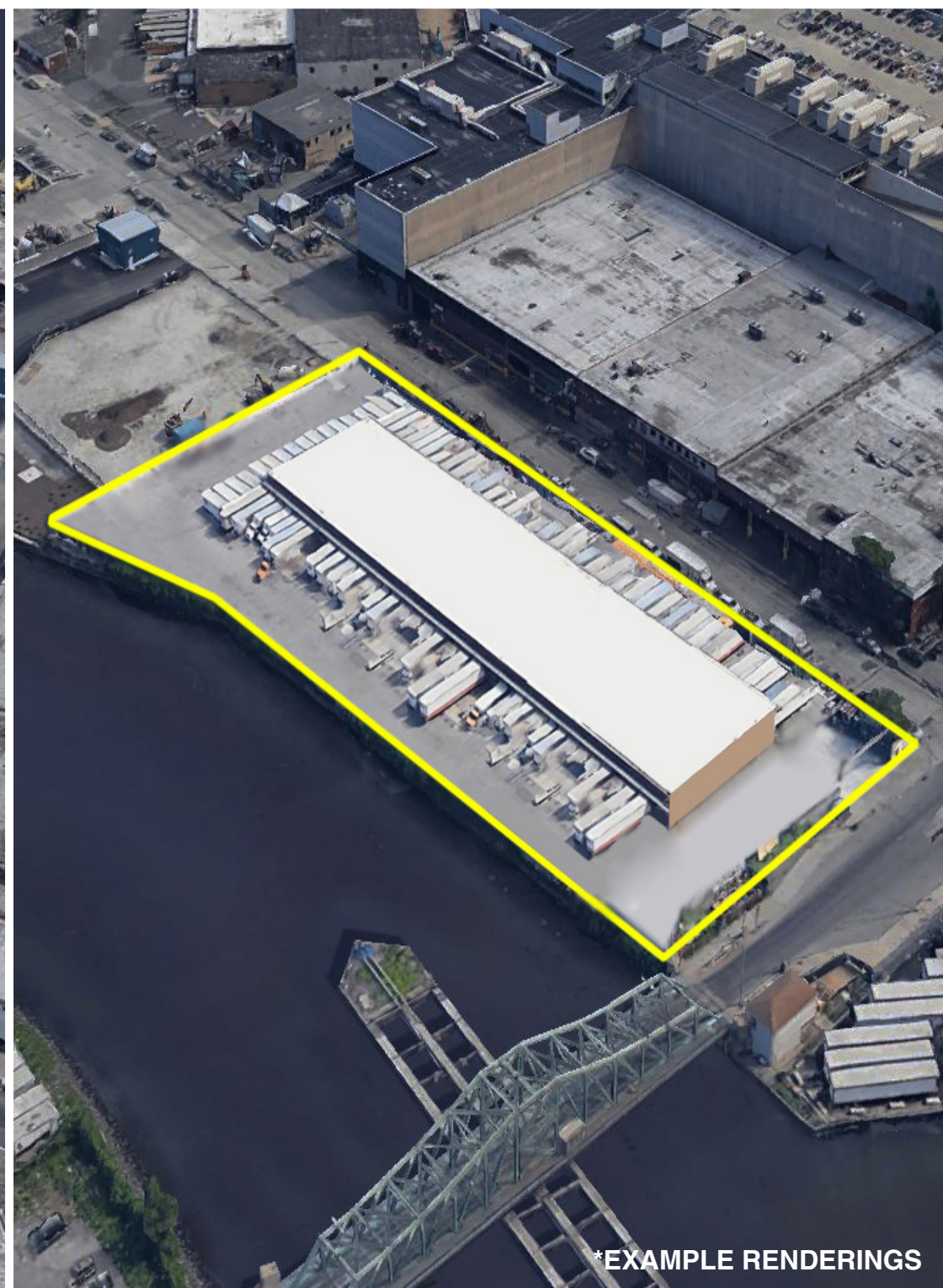
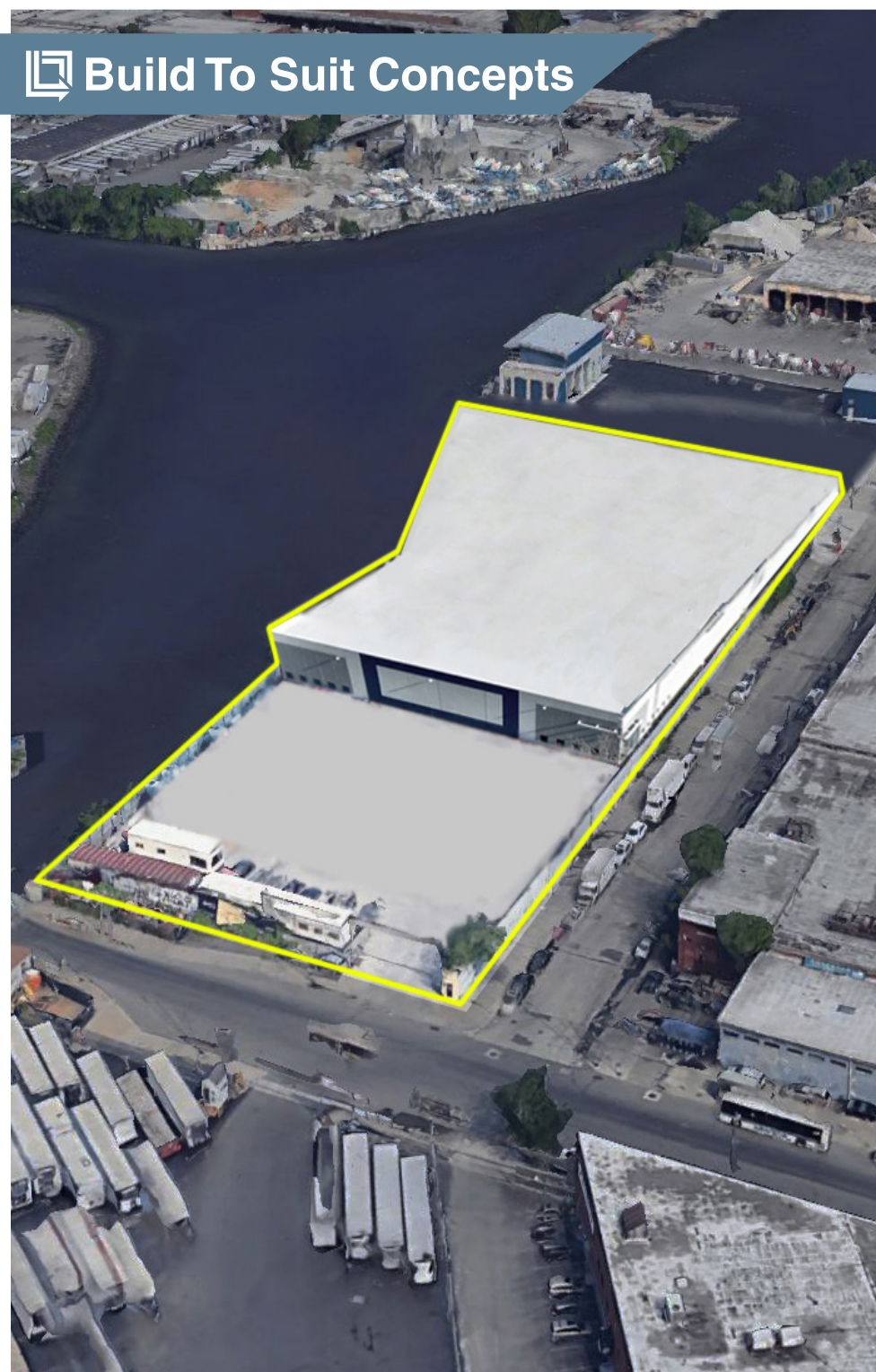
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 Build To Suit Concepts



***EXAMPLE RENDERINGS**

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Location Profile



Travel Distances

LIE (I-495)	0.8 Miles
BQE (I-278)	1.2 Miles
Midtown NYC	4.5 Miles
LGA Airport	5.5 Miles
JFK Airport	11.2 Miles
Nassau County	14.1 Miles
The Bronx	10.2 Miles

Population

1 Mile	45,567
3 Miles	963,031
5 Miles	2,839,402

Unrivaed Access

- Minutes from NYC’s primary freight arteries, including I-495 & I-278
- Seamless distribution across the five boroughs, Long Island, and NJ
- Situated in the geographical center of New York City

Last Mile Capability

- Strong local demographics
- Dense labor pool
- High-demand for fleet parking, IOS, or Industrial Development

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Maspeth Landing

58-38 47th Street, Maspeth, Queens

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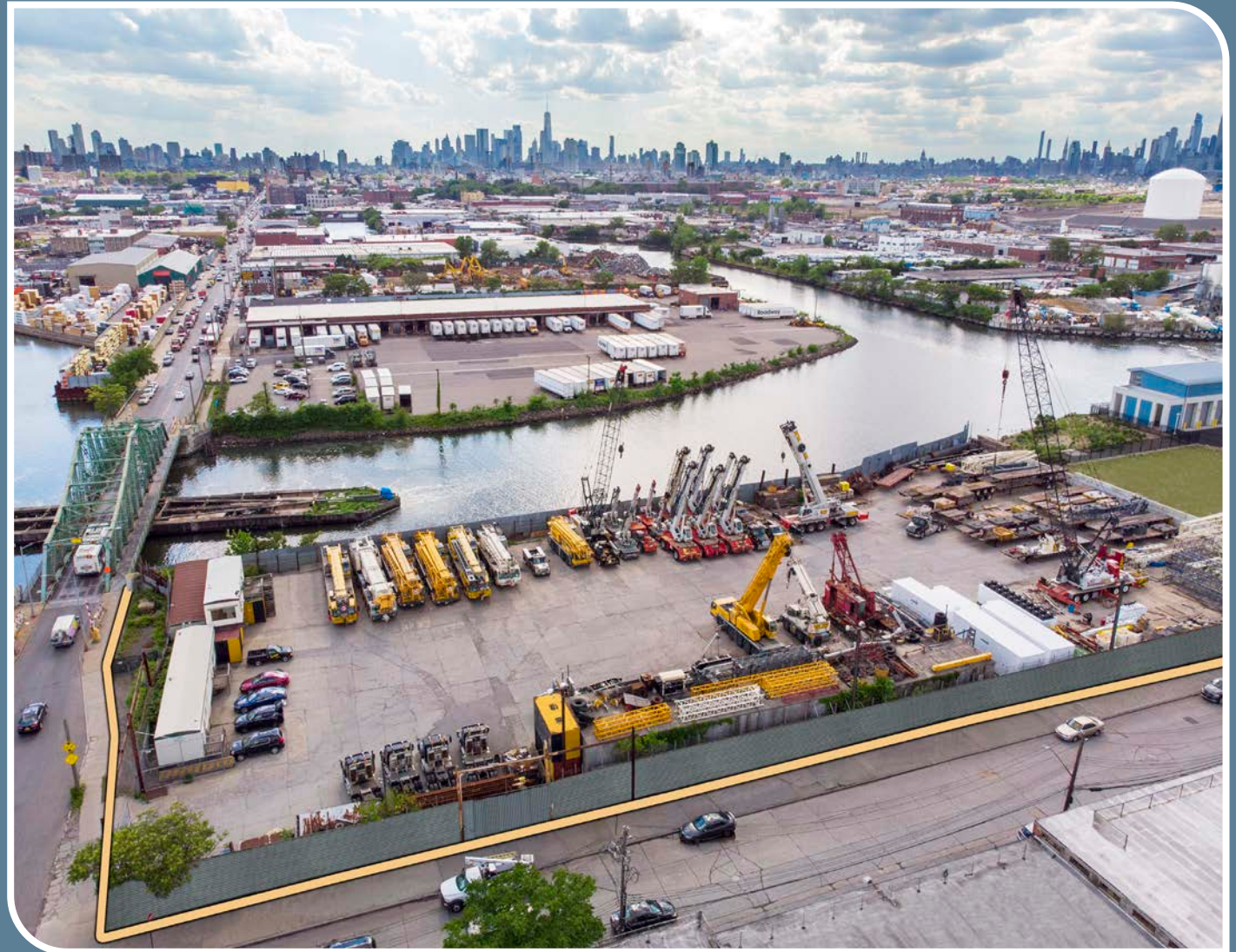
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