

MASPETH LANDING

OVER 90,000 SF INDUSTRIAL OPPORTUNITY

58-38 47TH STREET, MASPETH, QUEENS



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM

PROPERTY DESCRIPTION

SUMMARY

Maspeth Landing is a rare 90,000 sf+ industrial land parcel ideally located in the heart of Maspeth, the geographic center of NYC. The property is fully paved, fenced, and equipped with electricity, water and sewer. Two-street corner frontage and multiple curb cuts offer ease of accessibility and exposure on Grand Avenue, a major through street with direct access to Manhattan via the Williamsburg Bridge, as well equidistance from both the Brooklyn Queens and Long Island Expressways. The property also offers 365 linear feet of bulkhead along the Newtown Creek, further enhancing its receiving capabilities via the NYC waterways.

Zoned M3-1, Maspeth Landing affords over 180,000 sf of buildable industrial space, making this a unique Class A, build-to-suit opportunity to establish a long term tactical presence in the greatest city in the world.

LAND USES

- Fleet Parking
- Outdoor Storage
- Lumber Yard / Building Supply
- Scrap Metal / Recycling

DEVELOPMENT USES

- Last Mile / Logistics
- Warehousing
- Heavy Manufacturing
- Cross-Dock Terminal

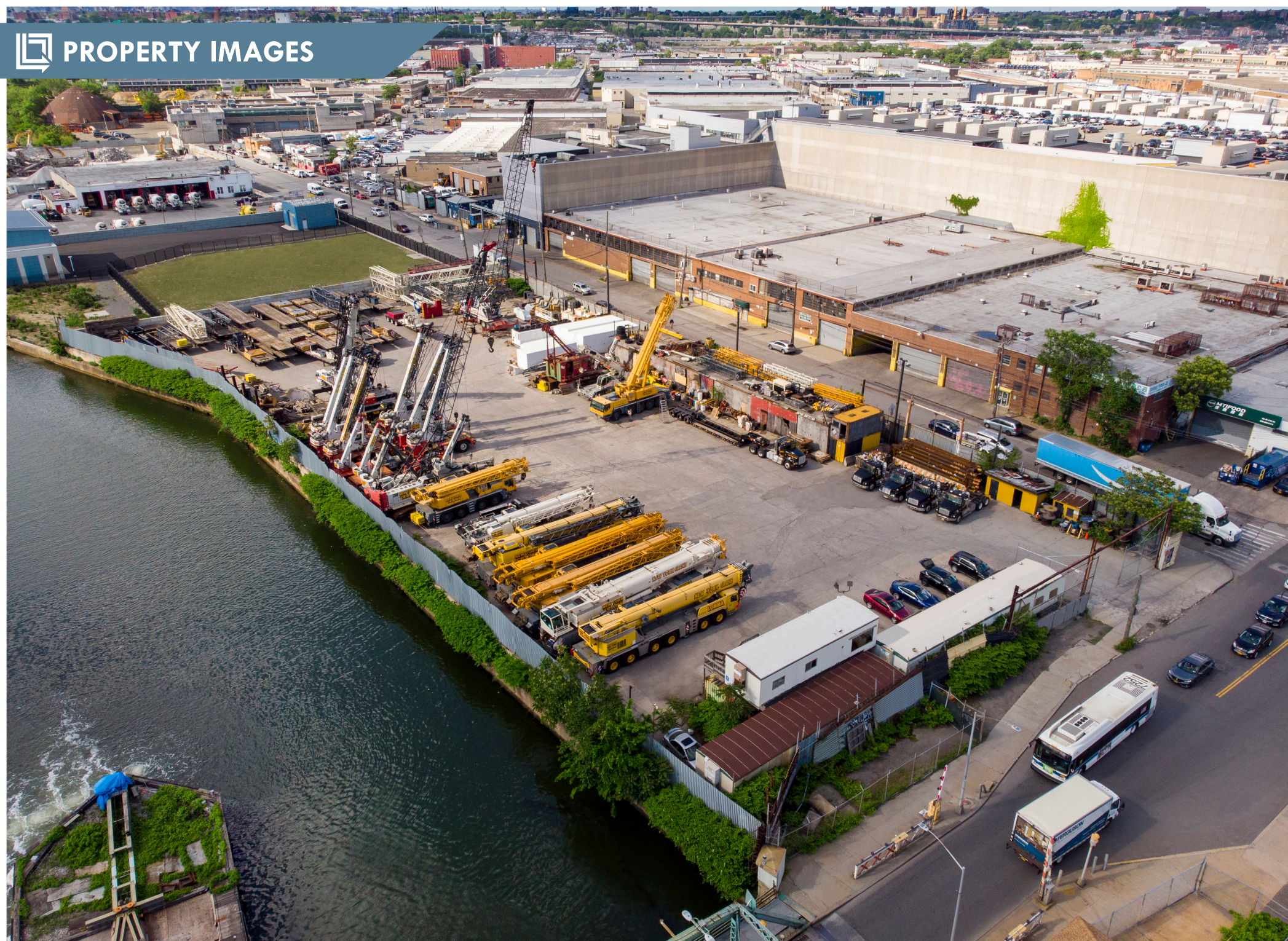


PROPERTY SPECIFICATIONS

BLOCK LOT	2601 / 40
LOT SIZE	90,462 sf
BUILDABLE	180,924 sf
ZONE	M3-1
BULKHEAD	365'
CONDITIONS	Fenced, Paved, Lit, Electricity, Water, & Sewer
ACCESS	Grand Avenue & 47th Street

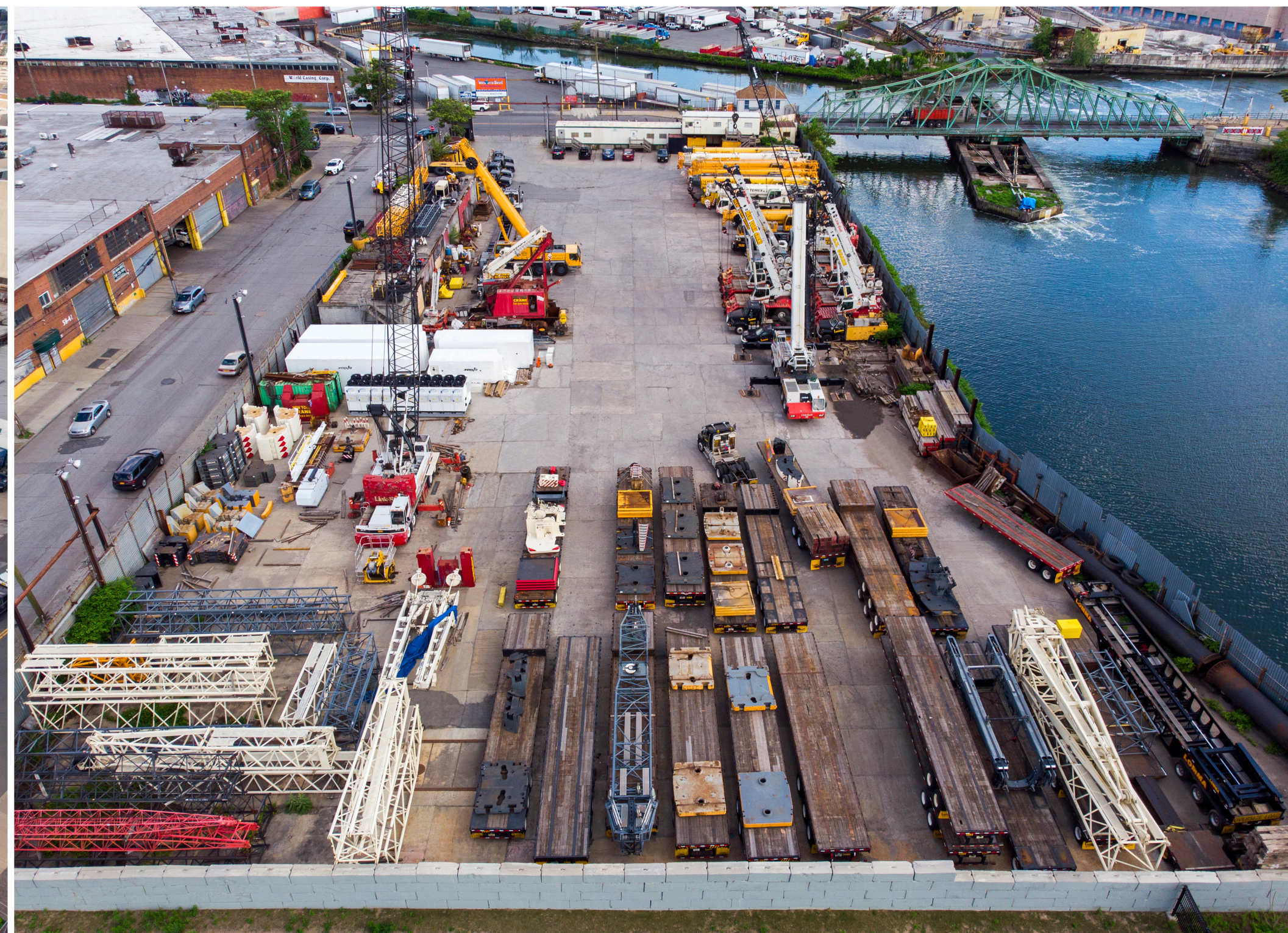
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.



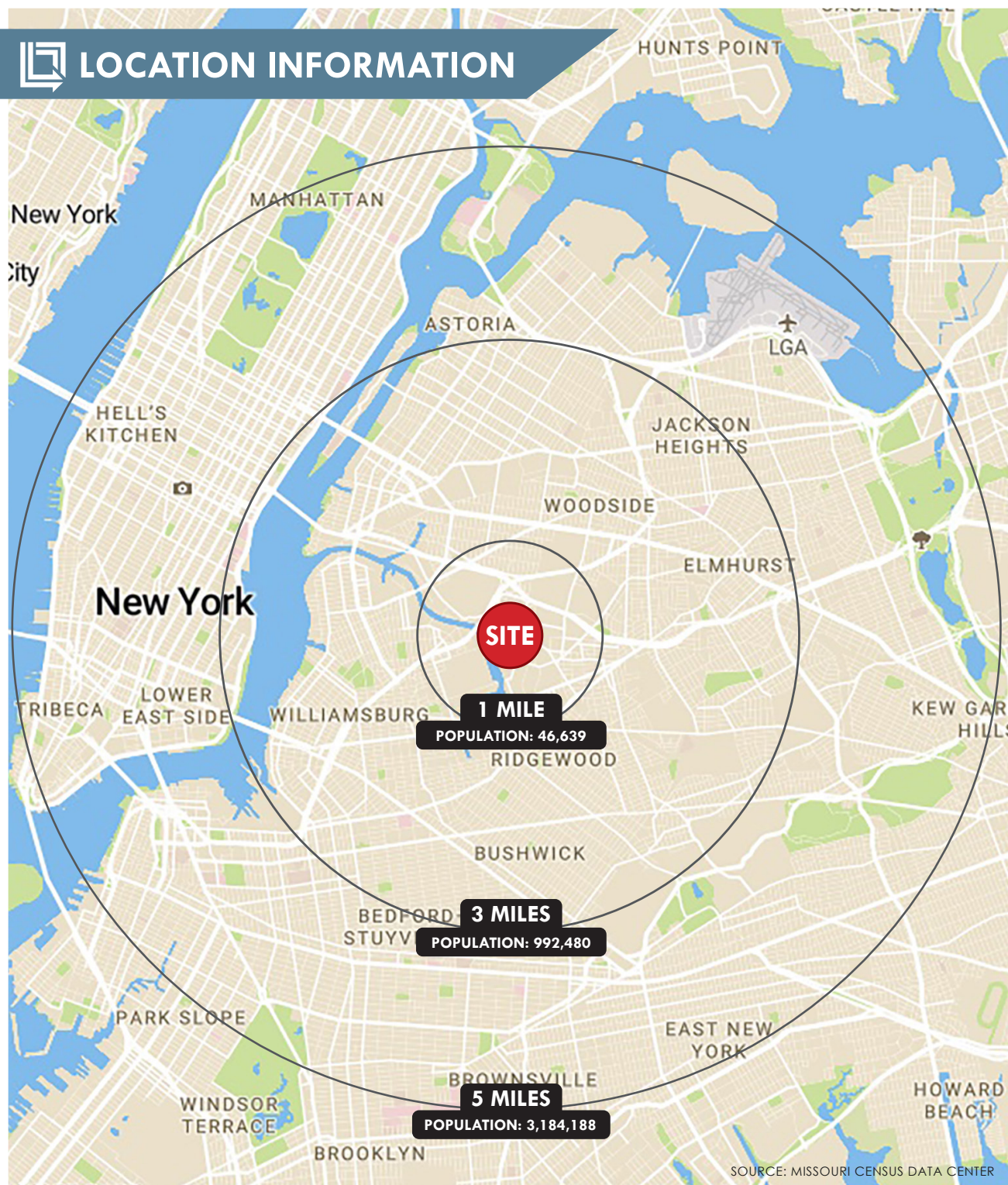
ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM



TRAVEL DISTANCES

LONG ISLAND CITY	3.0 MILES
MIDTOWN NYC	6.2 MILES
DOWNTOWN NYC	5.3 MILES
NEW JERSEY	9.1 MILES
LONG ISLAND	14.2 MILES
BRONX	9.2 MILES
SUNSET PARK	9.6 MILES



- ### NEARBY TENANTS
- 1 Bimbo Bakeries
 - 2 Canada Dry
 - 3 CBS Outdoor
 - 4 Coca-Cola
 - 5 Fed Ex (Multiple Locations)
 - 6 Ferguson
 - 7 Grainger Industrial Supply
 - 8 New Penn Trucking
 - 9 Restaurant Depot
 - 10 Skanksa USA
 - 11 Snapple
 - 12 Sunline Express
 - 13 UPS (Multiple Locations)
 - 14 XPO Logistics
 - 15 YRC Freight

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

 CLASS A BUILD TO SUIT OPPORTUNITY

**INFINITE NUMBER OF POSSIBLE BUILDING CONFIGURATIONS UP TO 180,000 SF WITH AMPLE PARKING;
ARGUABLY THE GREATEST COMMODITY IN THE NYC INDUSTRIAL REAL ESTATE MARKET.**



***EXAMPLE RENDERING**



***EXAMPLE RENDERING**

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM

MASPETH LANDING

58-38 47TH STREET, MASPETH, QUEENS

Ranee Jaber

Exclusive Agent

718.729.7474 x135

RJaber@DYRealty.com

Paul J. Yuras

Exclusive Agent

718.729.7474 x113

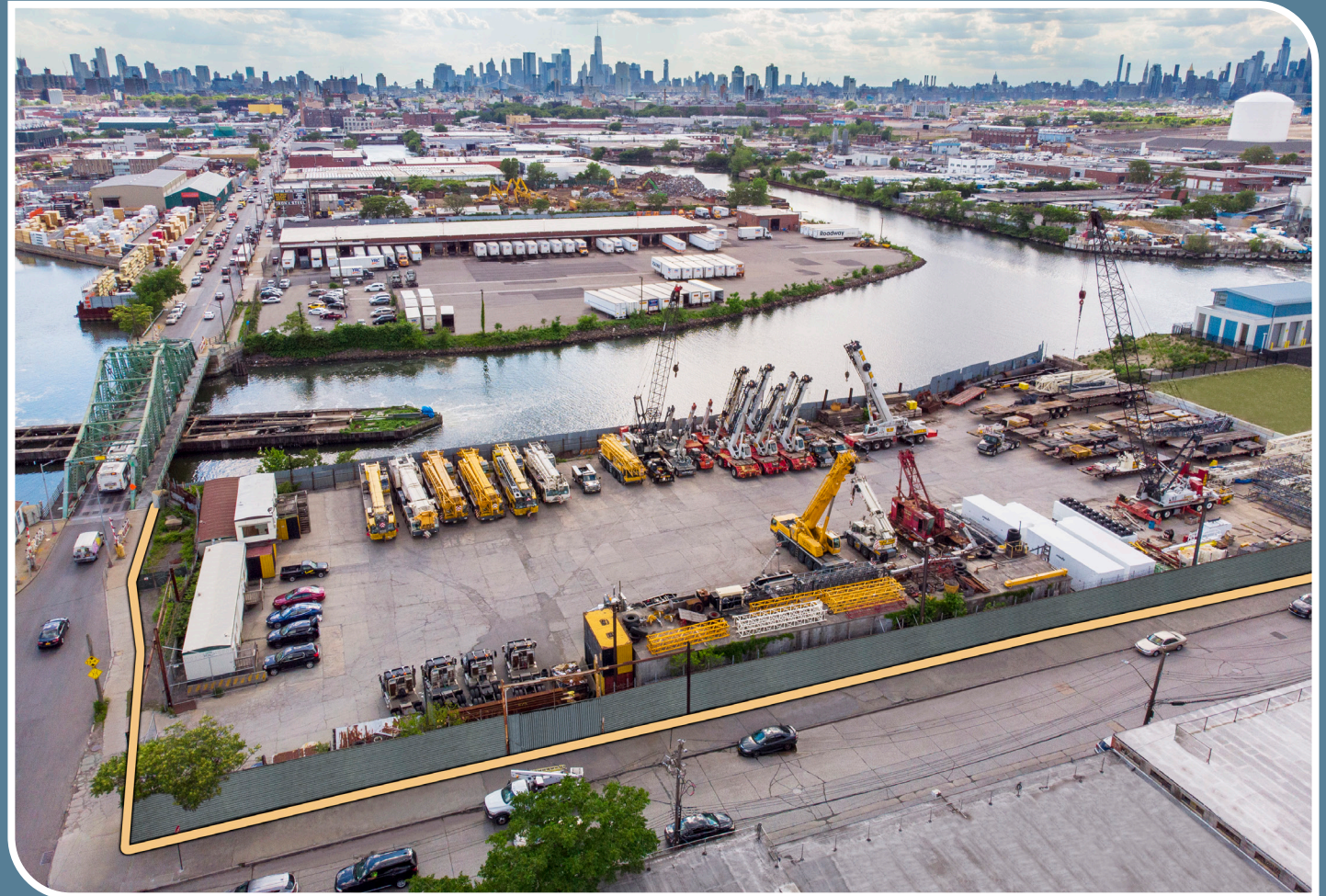
PYuras@DYRealty.com

Mathew Diana

Exclusive Agent

718.729.7474 x134

MDiana@DYRealty.com



DY
REALTY GROUP

LBALogistics 

ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE.

36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • WWW.DYREALTY.COM