



25,600 SF HIGH-CEILING WAREHOUSE

FOR SALE WITH INCOME

20,000 SQ. FT. DELIVERED VACANT

FEATURES:

- **20,000 Sq. Ft. Warehouse**
- 2 Large Drive-In Doors
 - 20' x 16.5'
 - 14' x 16.5'
- Heavy Power (1,200 AMPS)
- Updated Roof
- 18' Ceilings
- Single Row of Columns
 - 50' Clear Span on either side
- Accessory Offices / Locker Room

IMMEDIATE OCCUPANCY

5,600 Sq. Ft. Lower Ground Floor

- Drive-In Door
 - Leased until Sept. 2020
- \$100,997.68 Annual Income
- 3% Annual Increases
 - Tenant has option until Sept. 2023

NEARBY:

- Long Island Expressway
- Brooklyn-Queens Expressway
- Maurice Avenue / Grand Avenue
- Metropolitan Avenue

Transportation:



Q39 Maurice Ave / Maspeth Ave



SALE PRICE:

\$10,248,000.00

R.E. TAXES:

\$80,451.00

56-70 58TH PLACE, MASPETH, NY

BLOCK: 2668

LOT: 34

ZONING: M1-1

For Information About This Property
Contact Exclusive Agents:

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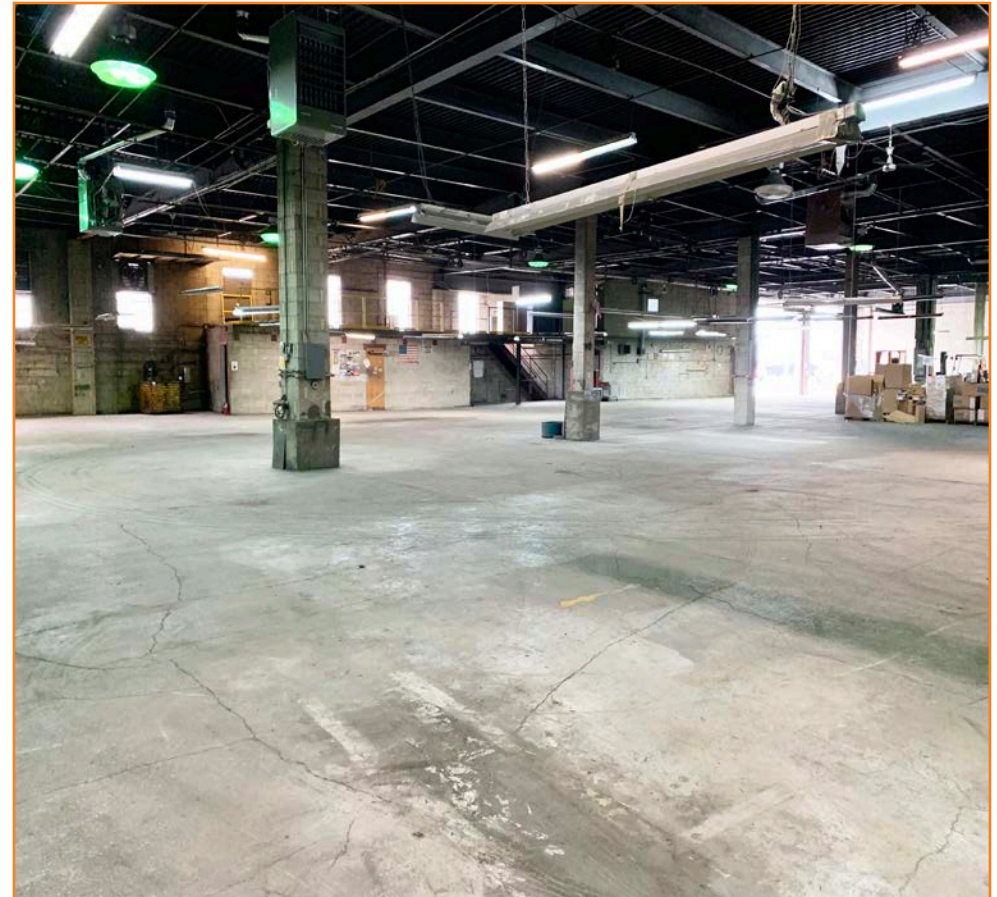
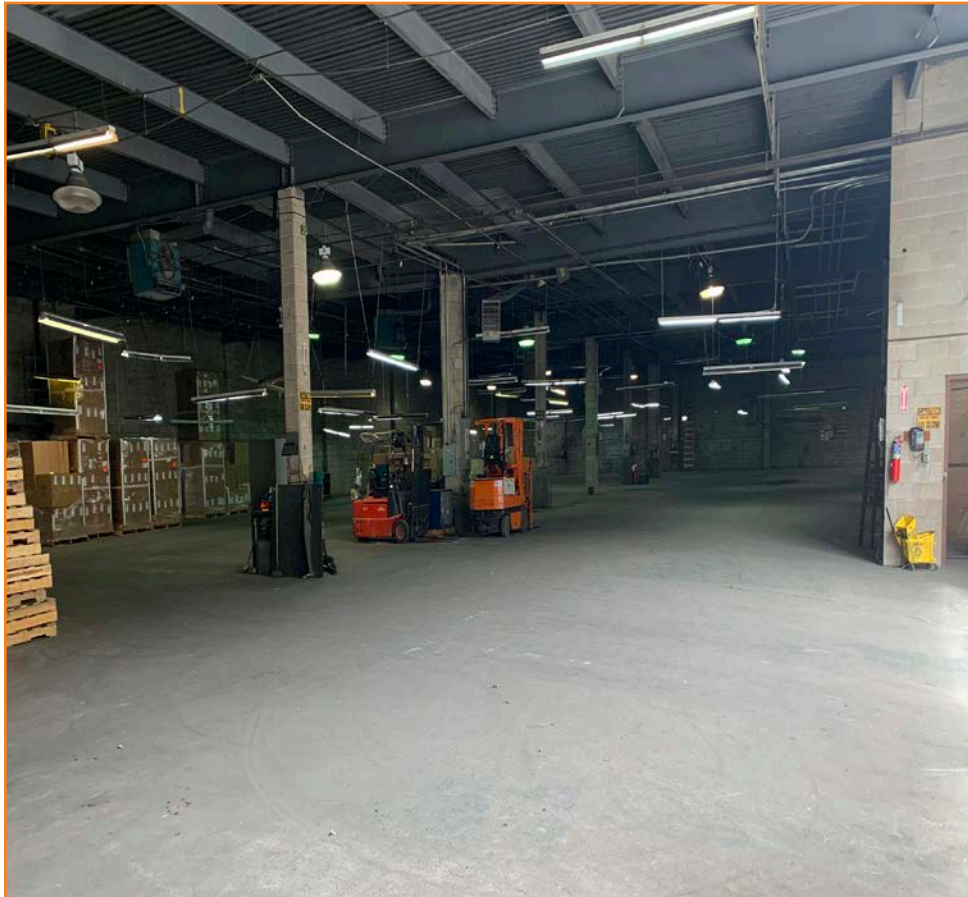
PINNACLE REALTY
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

Interior Warehouse





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Google Earth Location



Google Map

