

**58-30 GRAND AVENUE**  
**MASPETH, QUEENS**

**Prime Leasing Opportunity**



**150,400+ SF PREMIER INDUSTRIAL AND LOGISTICS FACILITY**

**LOCATED IN THE GEOGRAPHIC CENTER OF NYC, MINUTES TO LIE AND BQE**



**DIVISIONS AVAILABLE**

**58-30 Grand Avenue, Maspeth** is a 3-story reinforced concrete distribution facility, located on a major thoroughfare with vast exposure. This location is logistically ideal: minutes to the Long Island Expressway (495) and Brooklyn-Queens Expressway (278), providing quick access to Manhattan, major routes serving the boroughs, and the tri-state metropolitan area. New institutional ownership can accommodate most any tenant requirements.

#### AVAILABILITY - ENTIRE PROPERTY

**Ground Floor:** 50,624 RSF w/ 6 Interior Loading Docks, Accessible to Full Size Tractor Trailers

**Upper Ground Floor:** 49,841 RSF w/ 4 Interior Loading Docks

**3rd Floor:** 49,945 RSF with Access to Large Freight Elevator and 2 Interior Loading Docks

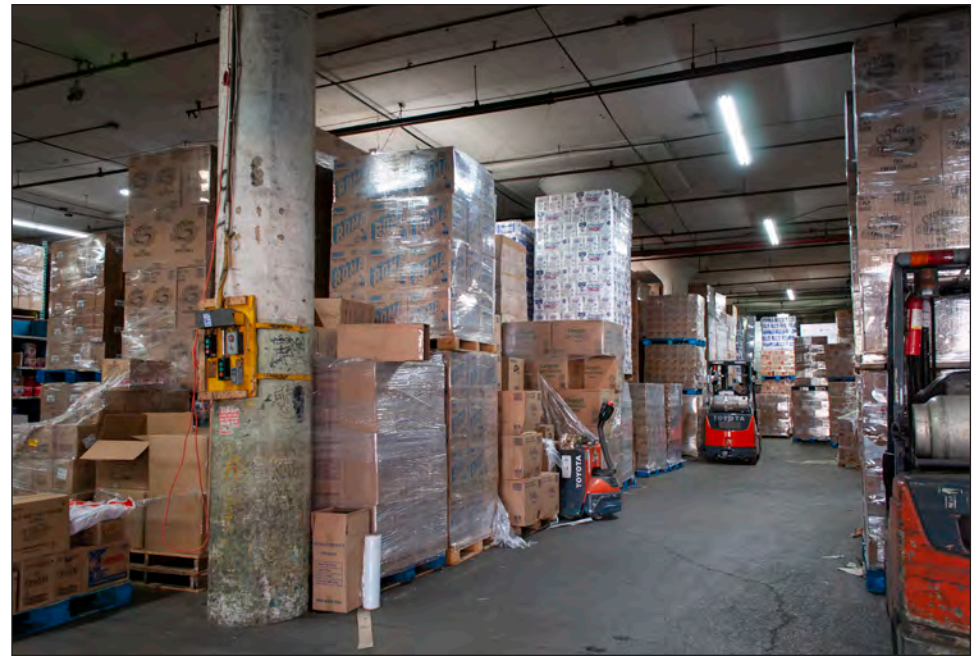
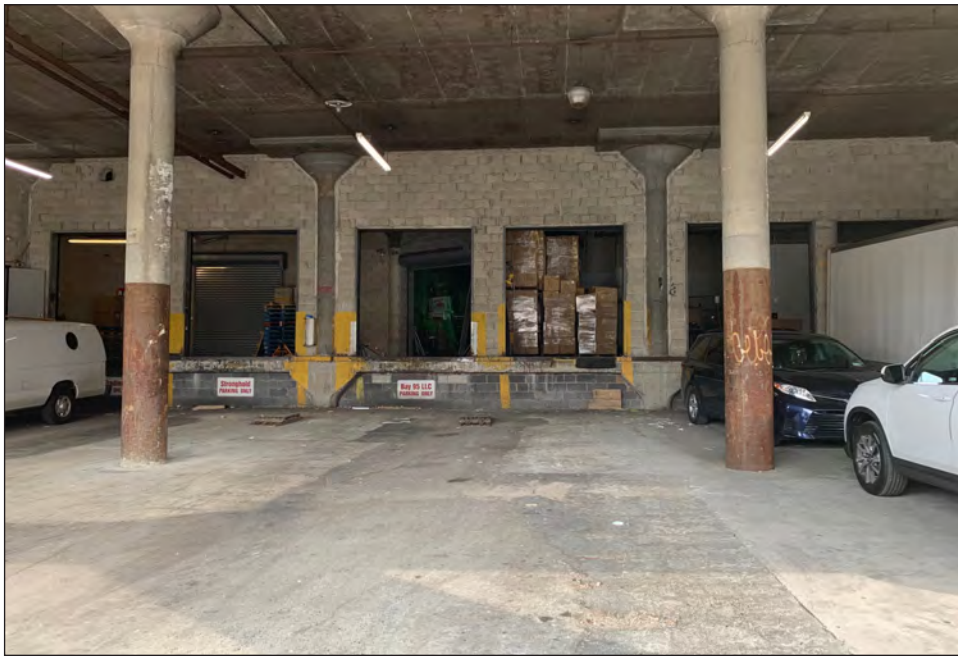
**LEASE PRICE** Upon Request



#### PROPERTY OVERVIEW

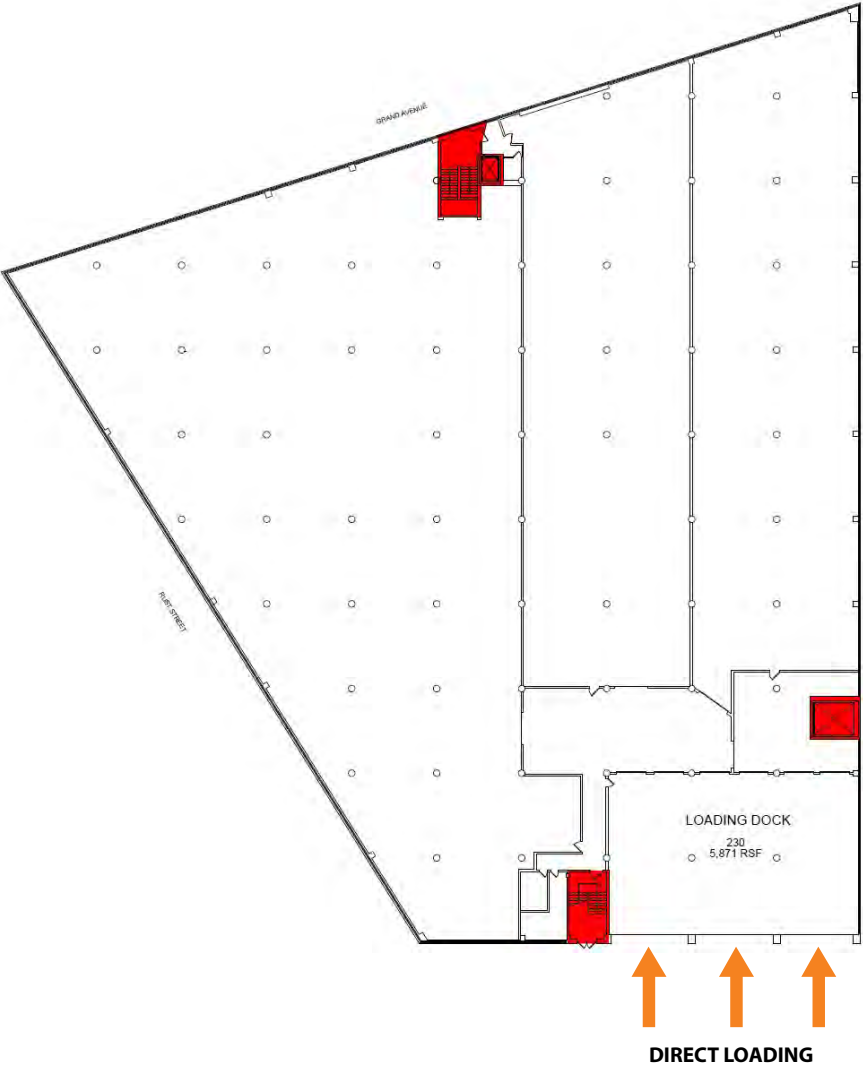
Block:	2681
Lots:	1
Zoning:	M3-1
Total Building Size:	150,400 RSF
Ground Floor:	50,624 RSF
Upper Ground Floor:	49,841 RSF (At street level with direct loading / staging)
Third Floor:	49,945 RSF
Ceiling Height:	16'
Loading:	12 Interior Loading Docks
Power:	400 AMPS, 3-Phase
Elevators:	1 Passenger, One 10,000 Lb. Freight
Floor Load:	Heavy
Heat:	Gas
Column Spacing:	25'
Sprinkler System:	Fully Sprinklered
Parking:	6,000 Sq. Ft. - Private, Fenced, Paved
TI:	Available for Qualified Tenants

*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.*

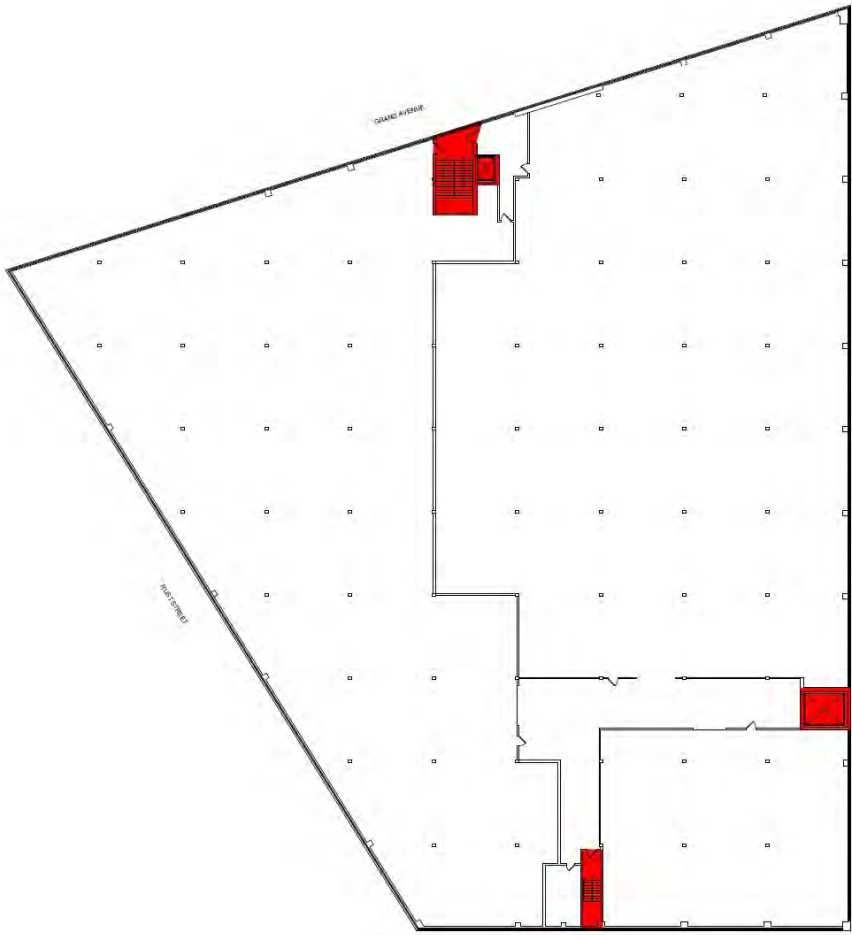


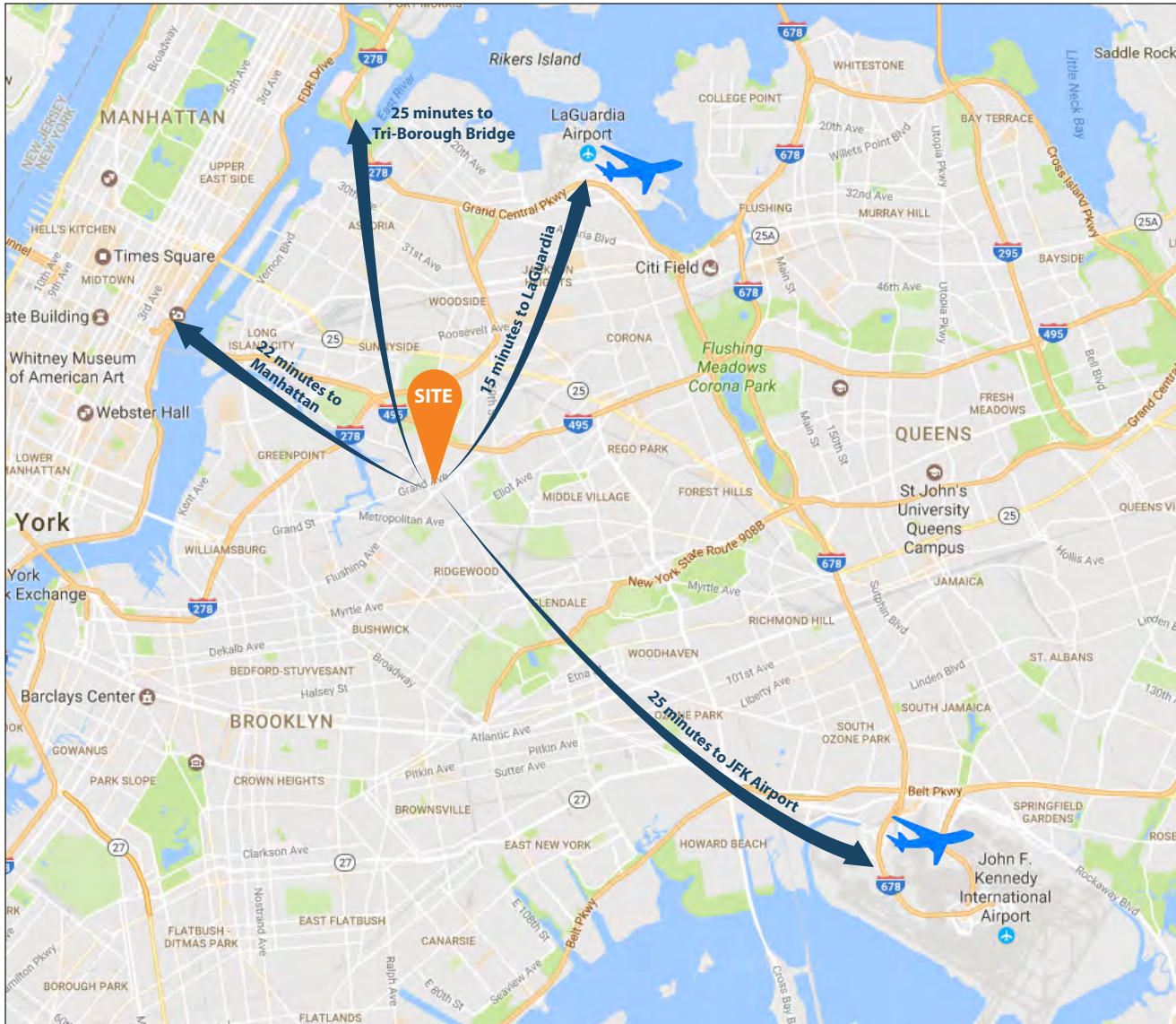


## 2<sup>nd</sup> FLOOR PLAN - DIRECT LOADING



## 3<sup>rd</sup> FLOOR PLAN





## TRANSPORTATION



B48, B62 (Classon Ave / Flushing Ave)



Long Island Expressway  
Brooklyn-Queens Expressway  
Flushing Avenue  
Metropolitan Avenue

## ESTIMATED TRAVEL TIMES



Long Island Expressway: *0.8 Miles*  
Brooklyn-Queens Expressway: *1.9 Miles*  
Grand Central Terminal: *5.4 Miles*



LaGuardia Airport: *5.2 Miles*  
JFK Airport: *9.7 Miles*

**For More Information About This Property Contact Exclusive Agents:**

**Paul Bralower**, Associate Broker  
pbralower@pinnaclereny.com  
718-371-6421

**Brendan Burke**, Associate Broker  
bburke@pinnaclereny.com  
718-371-6403

**David Junik**, Partner  
djunik@pinnaclereny.com  
718-371-6406

**Decio Baio**, Partner  
dbaio@pinnaclereny.com  
718-784-8436