

NEWLY BUILT PRIME MASPETH INDUSTRIAL BUILDING WITH ADJACENT YARD

ASKING PRICE: \$4,500,000 | 58-35 57th Street & 58-47 57th Street, Maspeth, NY 11378



ERG Commercial Real Estate has been exclusively retained to sell 58-35 57th Street, a newly built two-story masonry warehouse building and 58-47 57th Street, the adjacent piece of land. This versatile property is in prime Maspeth right off of Grand Avenue. It's also located right across from an Amazon warehouse. The ground floor of the warehouse building contains high ceilings, 1 bathroom and 2 overhead garage doors with 2 curb-cut driveways. The 2nd floor space has 12' ceilings and 2 ADA bathrooms. The building also contains an elevator. This property will be delivered fully vacant.



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58-35 57TH STREET

BLOCK & LOT	2599-88
BUILDING SF +/-	8,119
BUILDING DIMENSIONS	44' x 80'
LOT SF +/-	4,464
LOT DIMENSIONS	44' x 101'
YEAR BUILT	2015
ZONING	M3-1
STORIES	2
TAXES	\$45,452

PROPERTY FEATURES

GROUND FLOOR WAREHOUSE

- HIGH CEILING
- GAS HEAT
- 2 OVERHEAD GARAGE DOORS W/ CURB-CUT ACCESS
- 1 BATHROOM

2ND FLOOR FLEX/OFFICE/LOFT SPACE

- 12' CEILING
- GAS HEAT
- AIR CONDITIONING
- 2 ADA BATHROOMS
- WET SPRINKLER SYSTEM
- ELEVATOR & STAIR ACCESS
- MANY WINDOWS/NATURAL LIGHT

58-47 57TH STREET

BLOCK & LOT	2599-87
LOT SF +/-	3,403
LOT DIMENSIONS	31.5' x 114'
ZONING	M3-1
TAXES	\$12,407

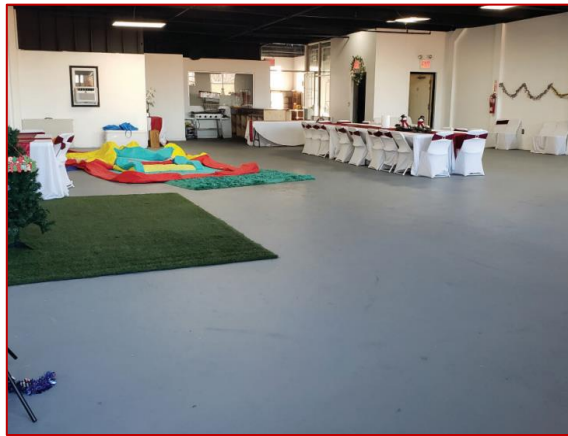
PROPERTY FEATURES

ADJACENT YARD

- 1X SWING GATE WITH CURB-CUT ACCESS
- 1 BATHROOM/KITCHENETTE
- STAIR ACCESS



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