



34 52

LAUREL HILL
BOULEVARD
MASPETH, NY

**HIGH-FLOW-THROUGH
INDUSTRIAL FACILITY
FOR LEASE**

EXCEPTIONAL ACCESS TO NYC

18,317 SF WAREHOUSE WITH
20+ LOADING POSITIONS AND
+/- 46,000 SF OF
SECURED LAND

Use Types:

Last-Mile

Parcel/E-commerce

Food & Beverage

Fleet / Electric Vehicle

Film & TV

Construction / Building Materials

34-52LaurelHill.com

34
52

REALTERM  JLL

Jones Lang LaSalle Brokerage, Inc. RE Lic. #01856260

SPECIFICATIONS



±46,000 SF

Land & Secure
Access Parking



18,317 SF

Building Size



± 16'

Ceiling Height



M3-1

Zoning



2,524 SF

Office Space



8'8"-18' W

9'-14'10" L
Column Spacing



20+

Loading Positions

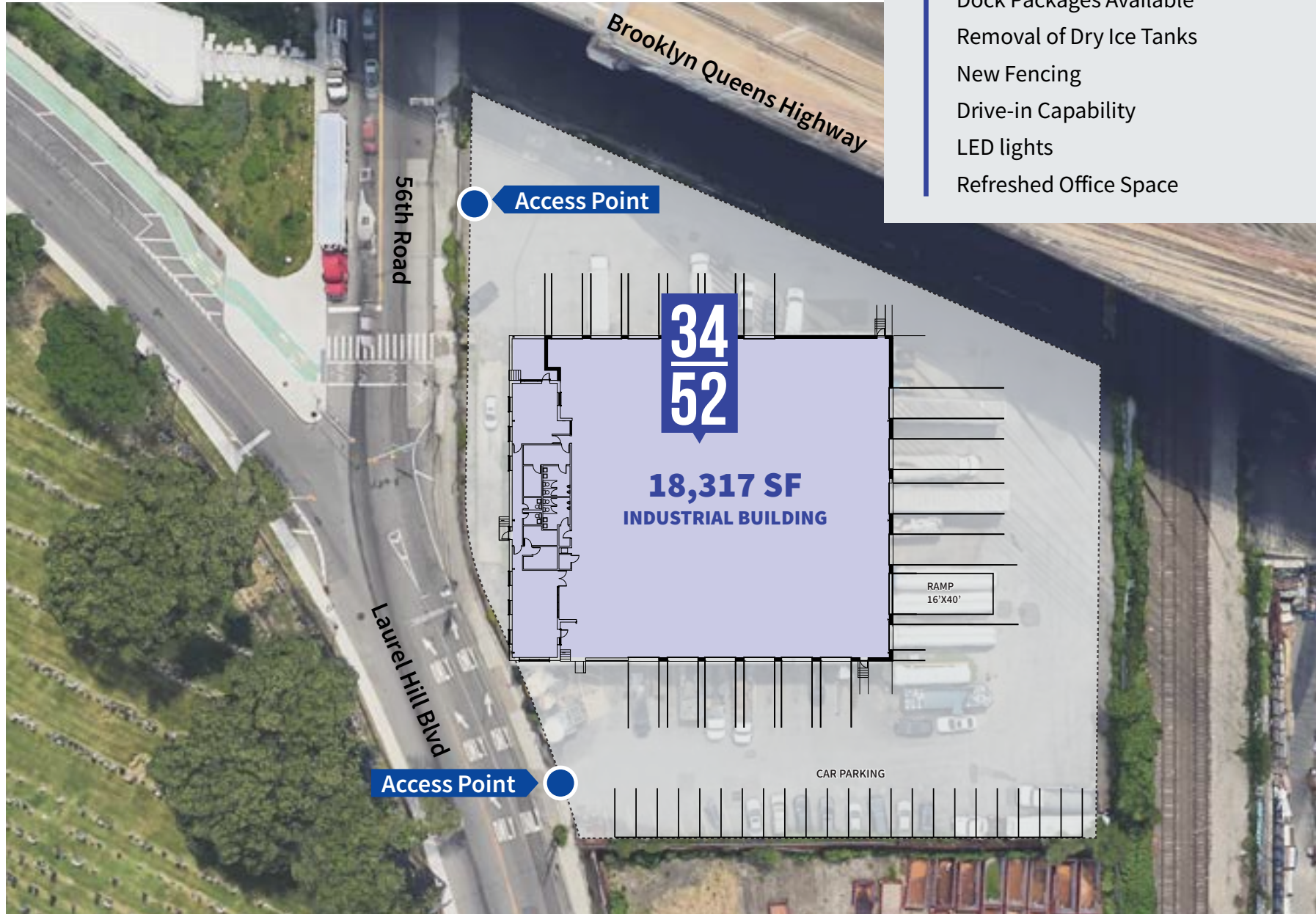


277/480-volt
three-phase, four-wire
Power

Planned capital improvements – inquire for information.



SITE PLAN



Planned Capital Improvements:

- Extended Walls to Perimeter of Slab
- Dock Packages Available
- Removal of Dry Ice Tanks
- New Fencing
- Drive-in Capability
- LED lights
- Refreshed Office Space

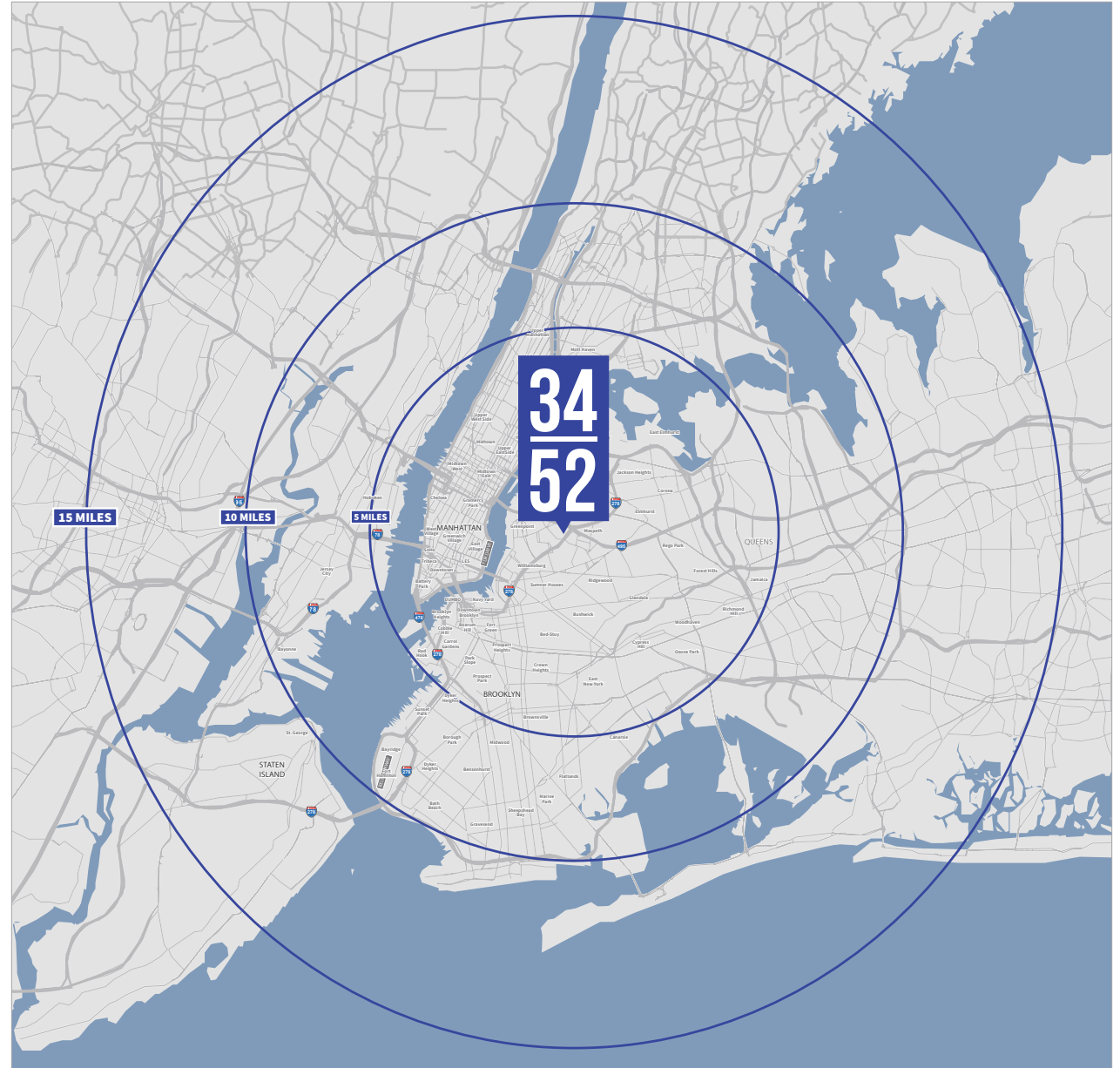
REGIONAL ACCESS

Key Driving Distances

I-495	0.7 mi
I-278	0.9 mi
Long Island City, Queens	2.4 mi
Williamsburg Bridge	4.4 mi
LaGuardia Airport	4.6 mi
Midtown Manhattan	5.0 mi
Downtown Brooklyn	5.6 mi
Downtown Manhattan	5.7 mi
Brooklyn Bridge	6.0 mi
Manhattan Bridge	6.1 mi
JFK Airport	8.9 mi
Hugh L. Carey Tunnel	9.0 mi
George Washington Bridge	11.7 mi
Port Newark/Elizabeth	21 mi

Public Transportation

Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



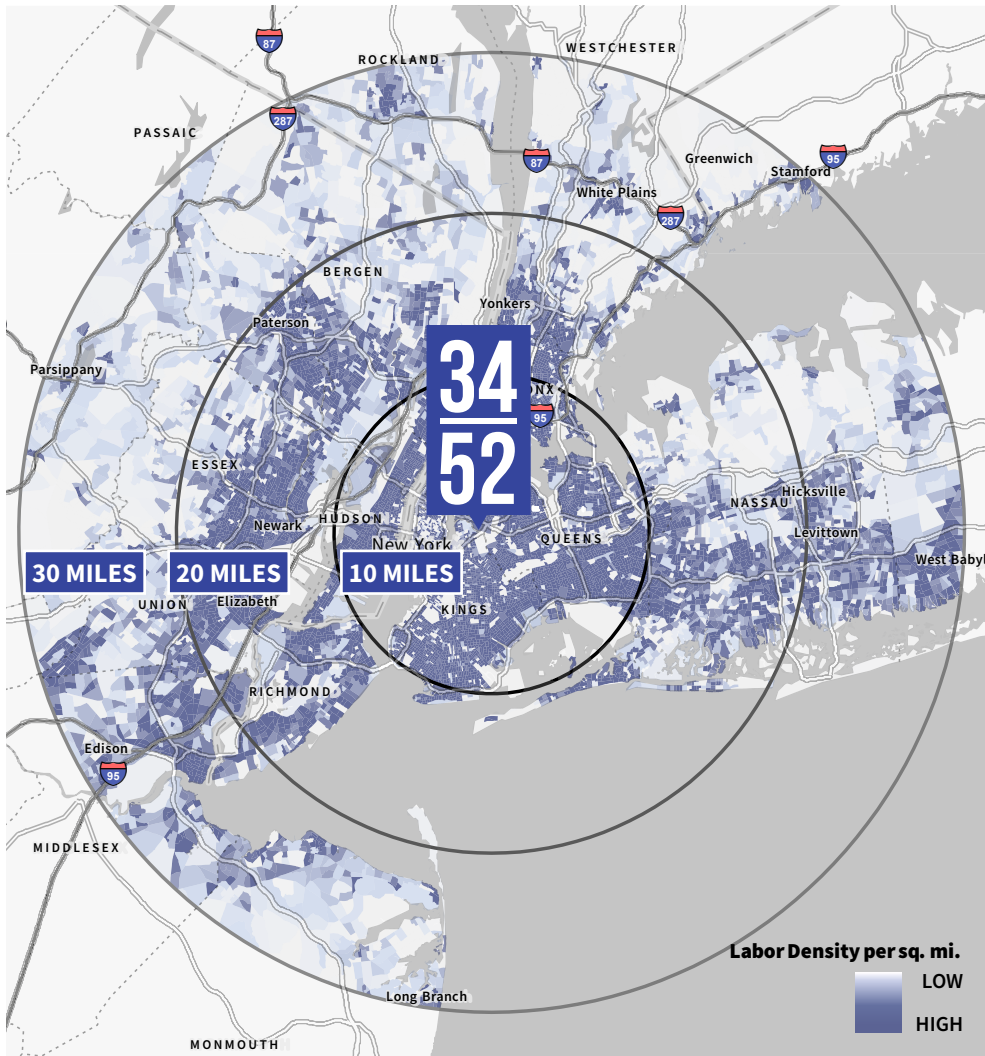
LOCAL ACCESS

The Epitome of NYC Metropolitan Area Accessibility

Situated in Maspeth, Queens, 34-52 Laurel Hill Boulevard offers unique access to over 15million consumers in a 30-mile radius. With easy access to major highways and roads including the Brooklyn-Queens Expressway (I-278) and the Long Island Expressway (I-495), this industrial center's unsurpassed location will enable its future tenant to excel in last-mile delivery.



LABOR AND POPULATION DENSITY



10 Miles

Total Population: 7,892,333
Transportation/Warehouse Workers: 267,620
Total Labor Force: 4,035,696
Median Household Income: \$70,354
Median Warehouse Related Hourly Wage: \$17.74 (US Average is \$15.67)

20 Miles

Total Population: 12,603,759
Transportation/Warehouse Workers: 459,763
Total Labor Force: 6,457,543
Median Household Income: \$73,484
Median Warehouse Related Hourly Wage: \$17.11 (US Average is \$15.67)

30 Miles

Total Population: 15,417,151
Transportation/Warehouse Workers: 540,983
Total Labor Force: 7,979,549
Median Household Income: \$79,312
Median Warehouse Related Hourly Wage: \$16.85 (US Average is \$15.67)

CORPORATE NEIGHBORS

Amazon

FedEx®



FERGUSON®



HARBOR FREIGHT



LASERSHIP®



NEW PENN.

XPO Logistics



LOCALLY OWNED & OPERATED

BIMBO Bakeries USA





34
52

34-52LaurelHill.com

FOR MORE INFORMATION:

ADAM CITRON

+ 1 212 376 1887
adam.citron@jll.com

LESLIE LANNE

+ 1 212 292 7597
leslie.lanne@jll.com

JEREMY LIEBLER

+ 1 908 337 7963
jeremy.liebler@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

