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LAUREL HILL
BOULEVARD
MASPETH, NY

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

EXCEPTIONAL ACCESS TO NYC

18,317 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

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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

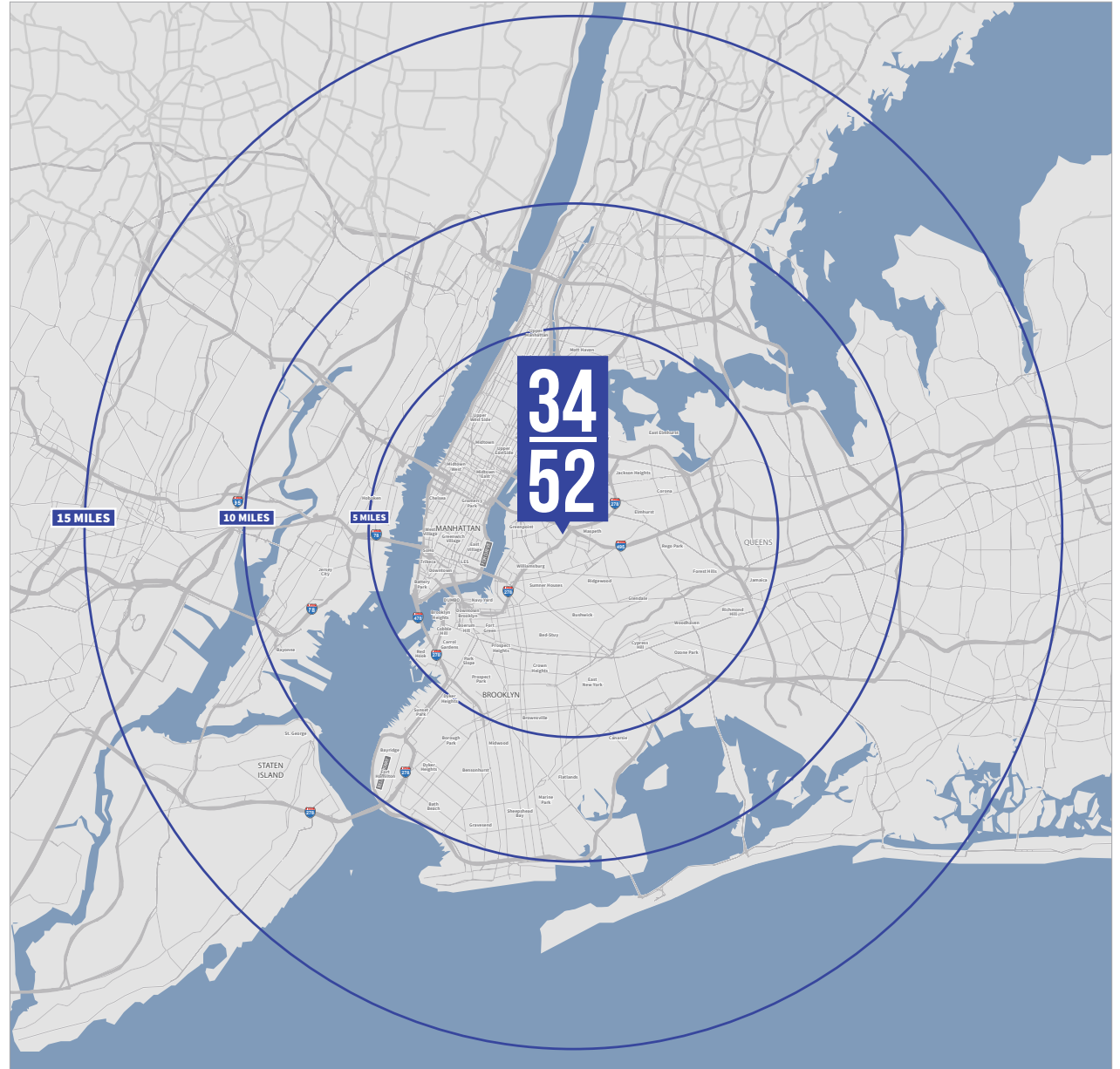
REGIONAL ACCESS

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

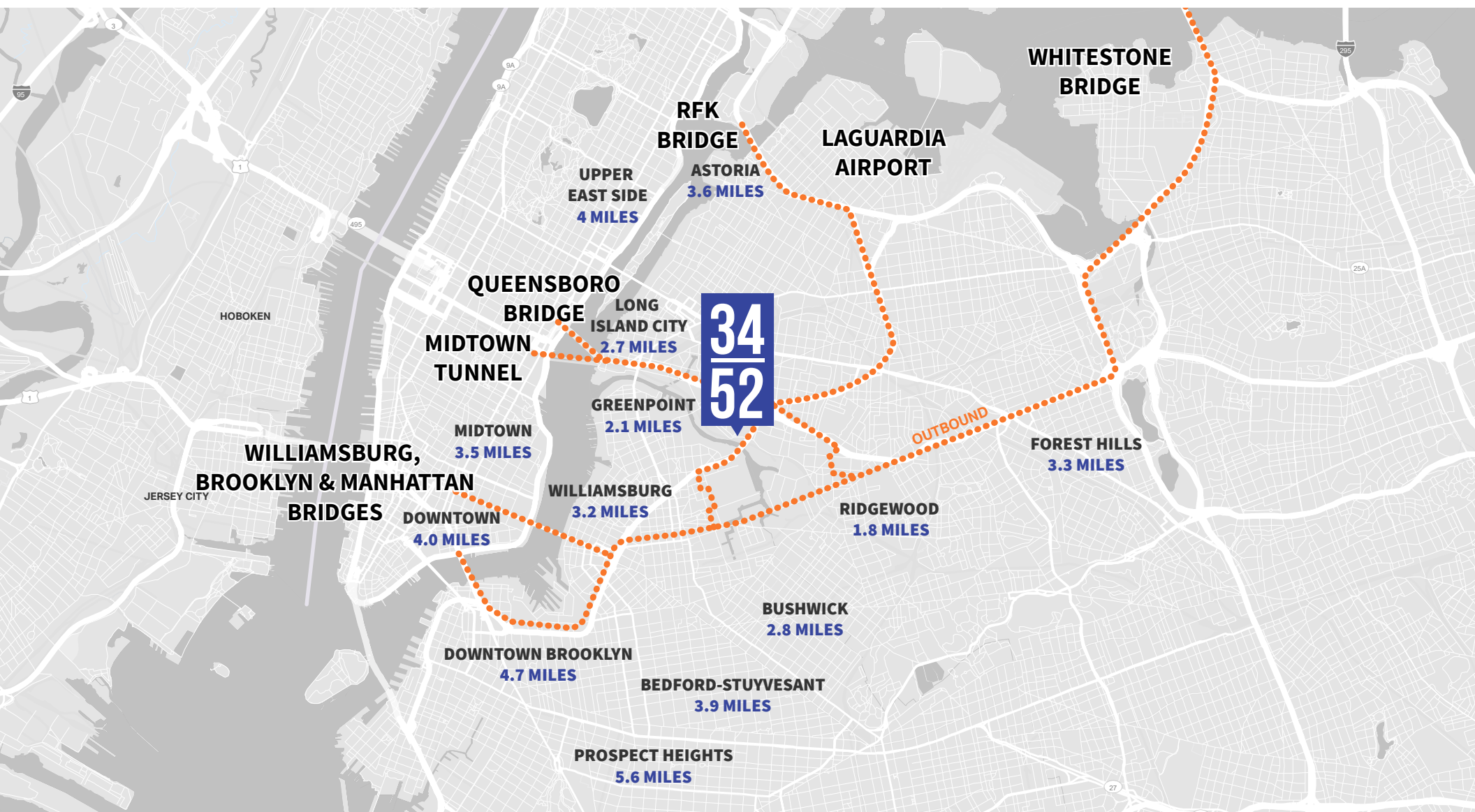
Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



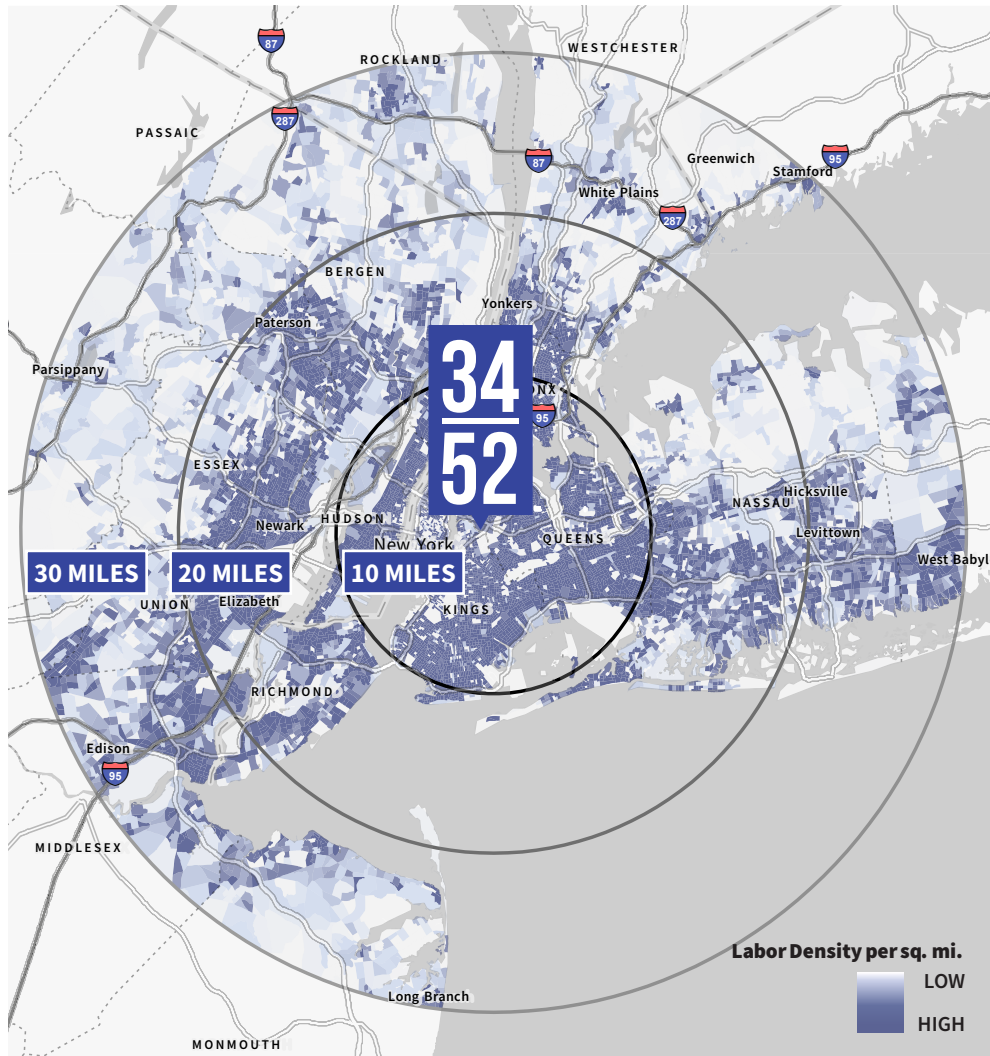
LOCAL ACCESS

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®

SUN
LOGISTICS

FritoLay

HARBOR
FREIGHT
Quality Tools at Remarkably Low Prices



EMPIRE
MERCHANTS

LASERSHIP®



NEW PENN.

XPO Logistics



LIBERTY
Coca-Cola
BEVERAGES
LOCALLY OWNED & OPERATED

BIMBO
Bakeries USA





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**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.

