

50/35 56TH RD

AVAILABLE FOR LEASE
± 125,000 SF WAREHOUSE &
± 80,000 SF SECURE LAND

Highly Functional Distribution Facility
with Unparalleled Accessibility

Final-MileMaspeth.com

**Less than 5 miles and
15 minutes to Manhattan**

MAJOR CAPITAL IMPROVEMENTS UNDERWAY – ANTICIPATED COMPLETION IN Q2 2025

- New roof
- Demolition of significant office square footage to add more warehouse floor space and clear height
- New office, windows & bathrooms
- LED lights
- New dock doors & dock packages
- New exterior/interior paint and power washed floors/walls
- New asphalt pavement
- New exterior concrete truck court
- Additional Improvements Available for Qualified Tenants

REALTERM |  JLL

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

SPECIFICATIONS/SITE PLAN

 **5.7 Acres**
Plot Size

 **±125,000 SF**
Building Size

 **1.82 Acres**
Secured Access Parking

 **21'**
Ceiling Height

 **M1-1**
Zoning

 **± 15,000 SF**
Office Space

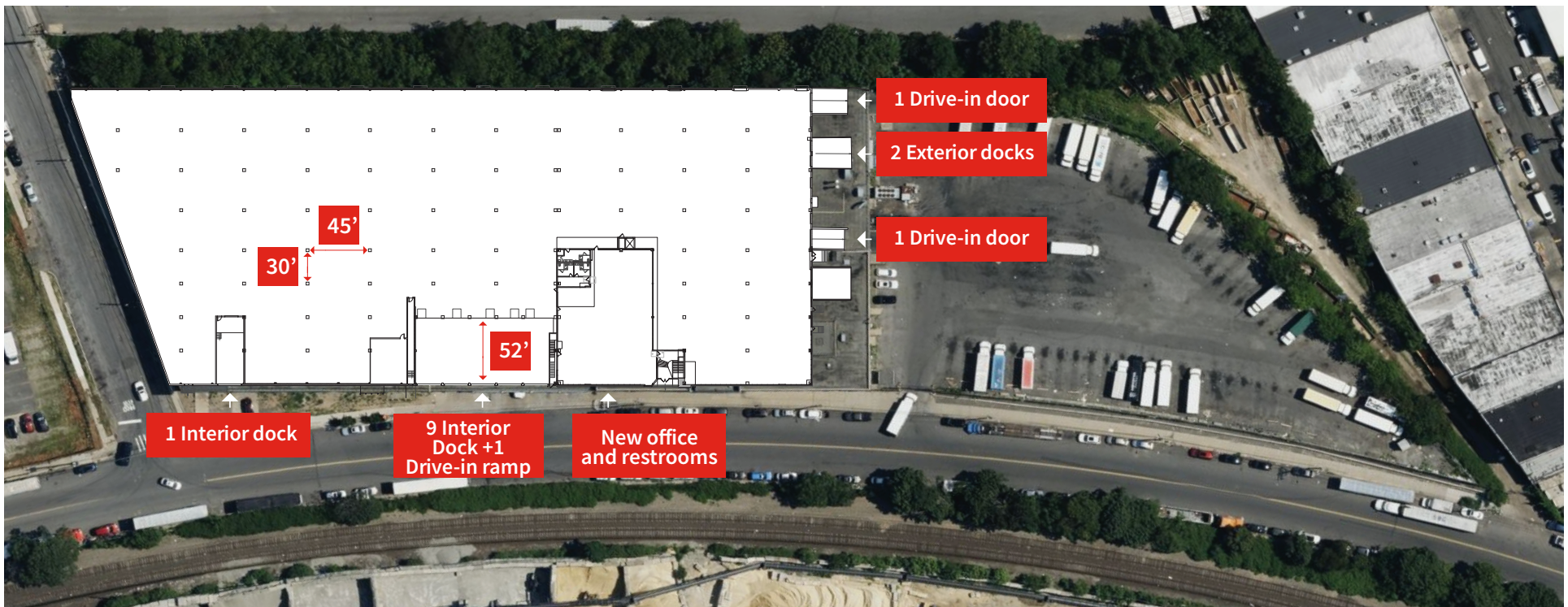
 **45'x30'**
Column Spacing

 **12 Doors**
Loading Docks
(Can add more)

 **3 Doors**
Drive-in Doors
(Can add more)

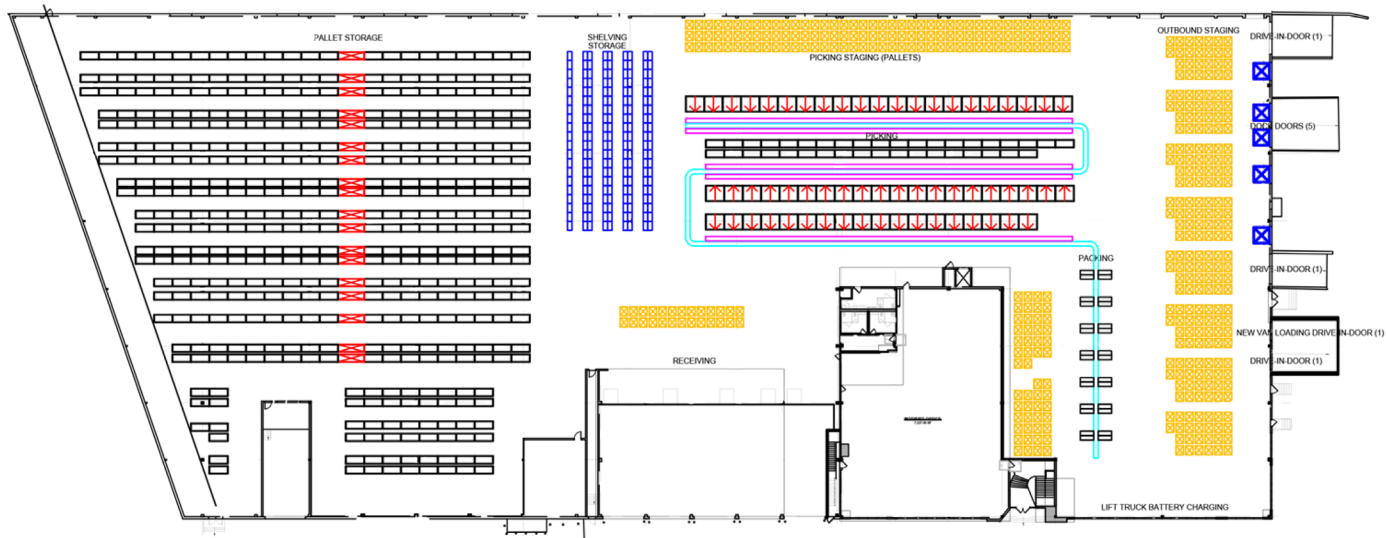
 **2,000 Amps**
Power
(Can add more)

Major Capital Improvements underway with expected completion in Q2 2025. Qualified tenants can receive additional capital for tenant specific improvements

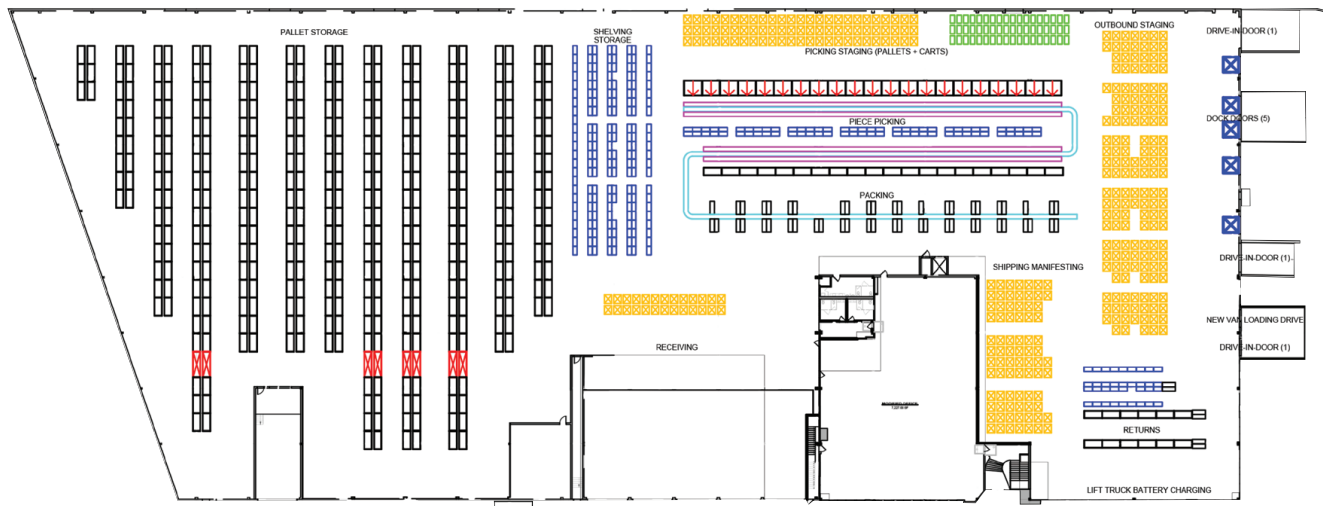


POTENTIAL USE LAYOUT

FOOD AND BEVERAGES TEST FIT



PICK-PACK/E-COMMERCE TEST FIT PLAN



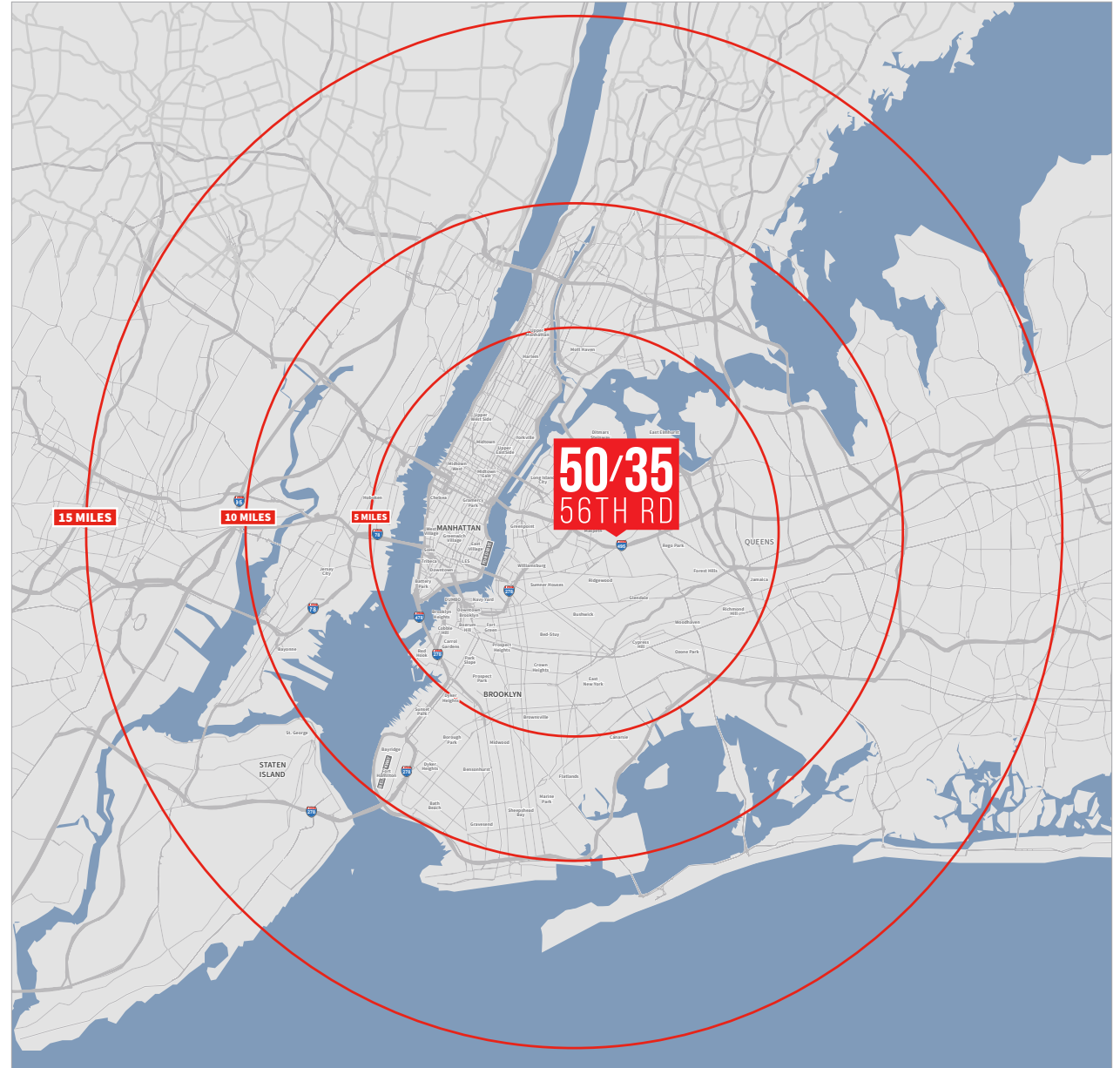
REGIONAL ACCESS

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

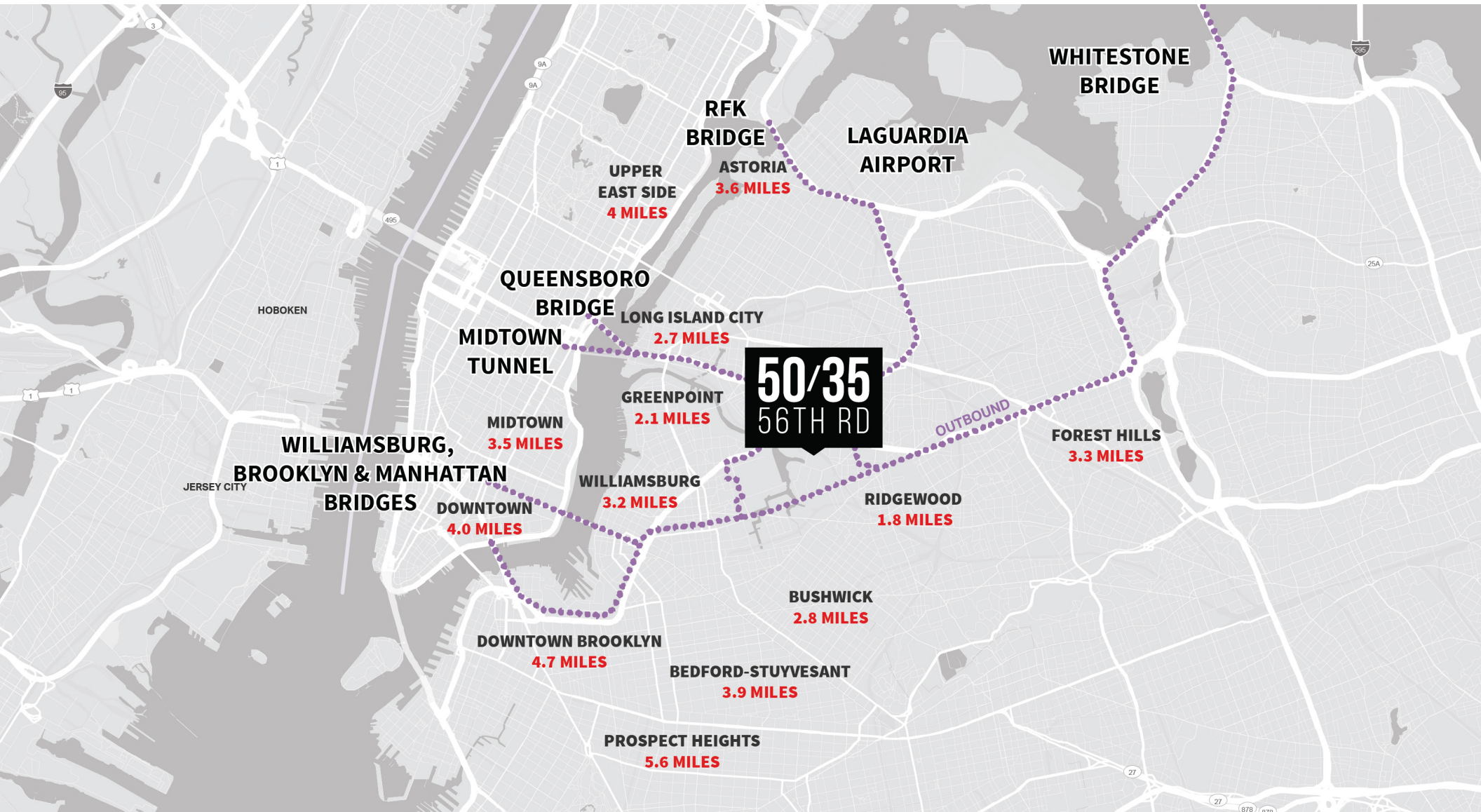
Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



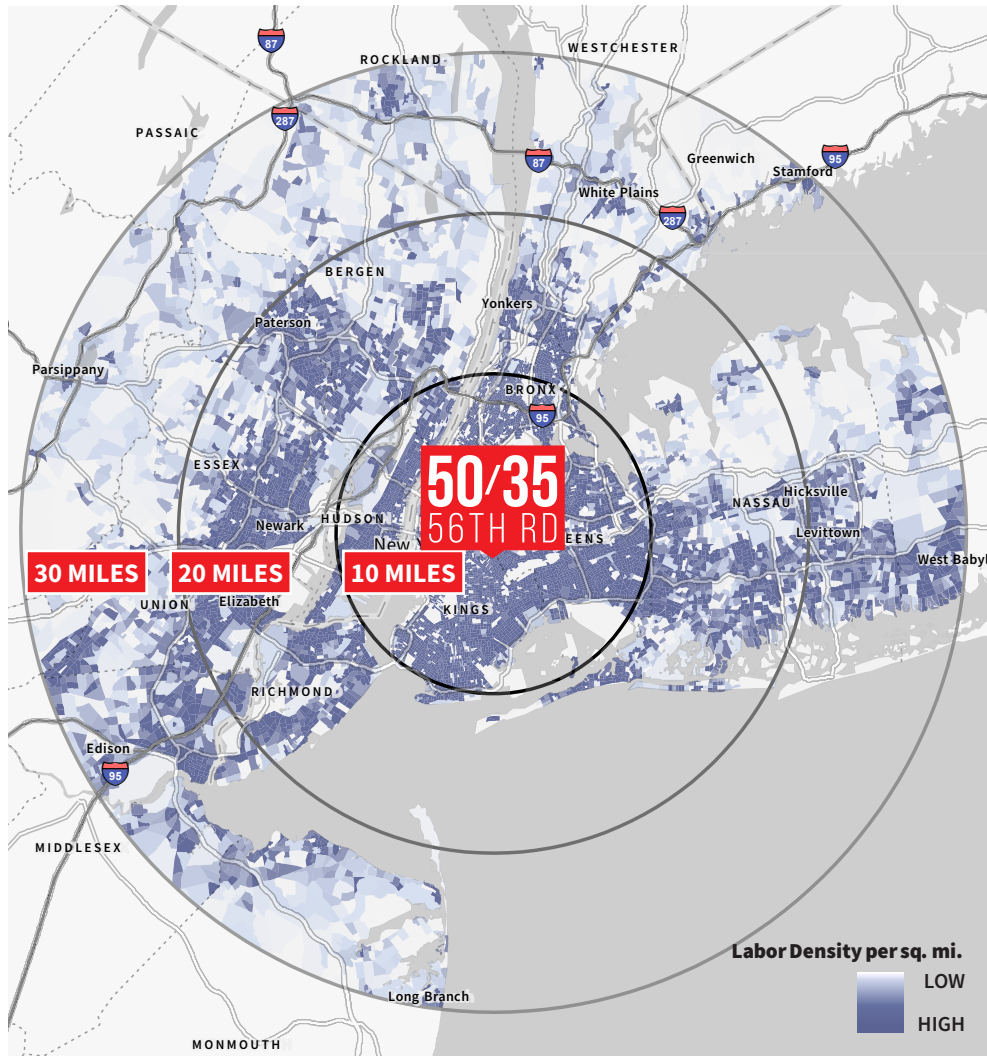
LOCAL ACCESS

Ultimate Accessibility

Located minutes off of the intersection of the Brooklyn-Queens Expressway (I-278) and the Long Island Expressway (I-495) in Queens, NY, the property offers immediate access to the entire New York City Metro area and its dense consumer and labor populations. This premier location is ideal for e-commerce & last-mile companies needing to serve NYC.



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



EMPIRE
MERCHANTS

LASER SHIP®



BIMBO
Bakeries USA

XPO Logistics



HARBOR
FREIGHT
Quality Tools at Remarkably Low Prices





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