

50/35

56TH RD

AVAILABLE FOR LEASE
±140,000 SF INDUSTRIAL BUILDING

Highly Functional Distribution Facility
with Unparalleled Accessibility











Final-MileMaspeth.com

50/35
56TH RD

REALTERM  JLL

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

SPECIFICATIONS/SITE PLAN

-  **5.7 Acres**
Land
-  **±140,000 SF**
Building Size
-  **1.82 Acres**
Secured Access Parking
-  **24'**
Ceiling Height
-  **M1-1**
Zoning
-  **Up to 20,000 SF**
Office Space
-  **30'x30'**
Column Spacing
-  **12 Doors**
Loading Docks
-  **3 Doors**
Drive-in Doors
-  **2,000 Amps**
Power

The subject property is in one of four buildings in Brooklyn and Queens that is **<60% coverage ratio and < 10k/SF door ratio**



POTENTIAL USE LAYOUT



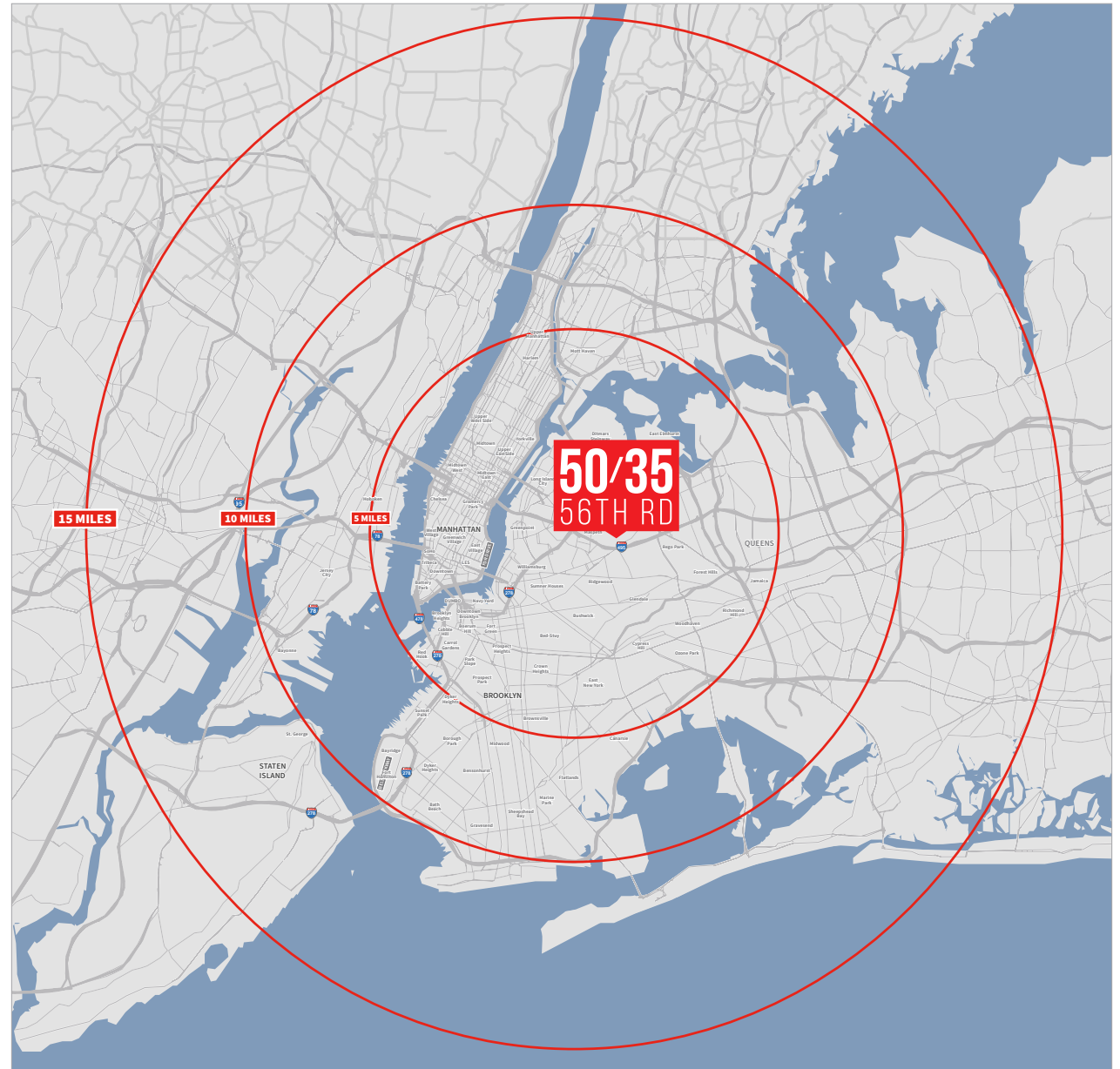
REGIONAL ACCESS

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

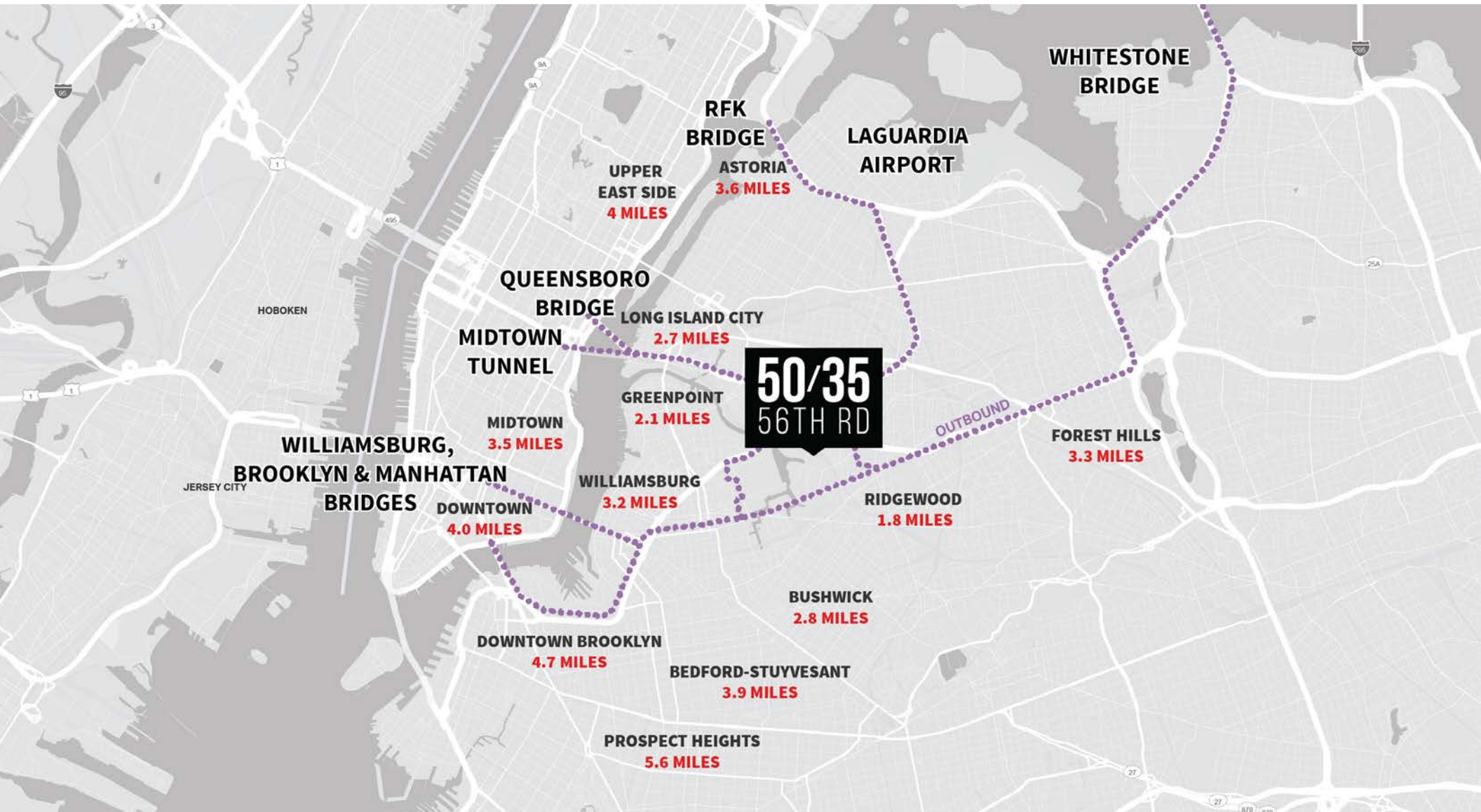
Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



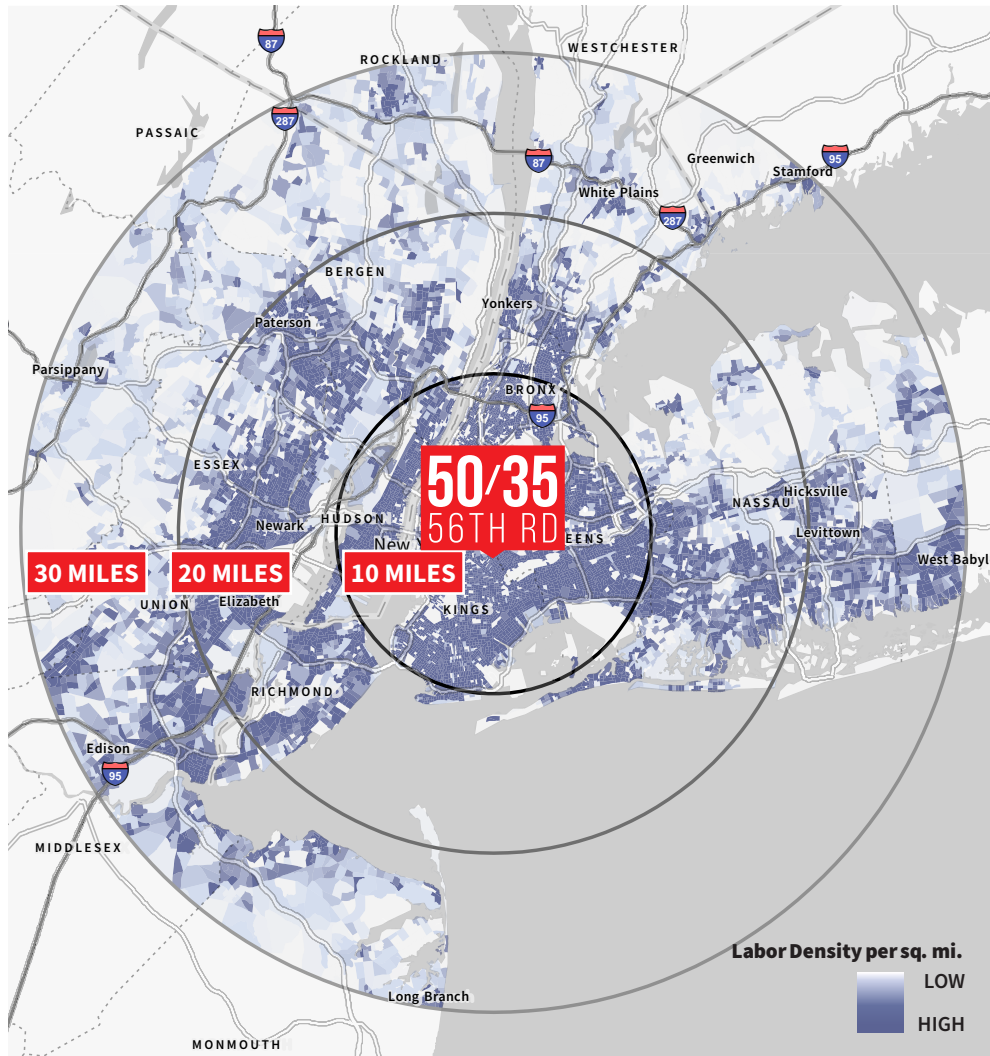
LOCAL ACCESS

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



MANHATTAN

LONG ISLAND CITY

ASTORIA

WILLIAMSBURG/ GREENPOINT



50/35
56TH RD

MASPETH

LAGUARDIA AIRPORT
4.6 mi.



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

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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.

