



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



34-52 LAUREL HILL BOULEVARD

MASPETH, NY 11378

**Available: 18,000 SF
of Land—Fenced,
Paved, and Lit in the
Heart of Maspeth**

Minutes to Manhattan, and
Near all Expressways!

Type
Land



SQUARE FOOT

18,000_{RSF}

FRESHLY PAVED
AND READY FOR
IMMEDIATE OCCUPANCY!



ZONING

M3-1

PARCEL ID



2520

BLOCK



30

LOT

PRICE

Upon Request

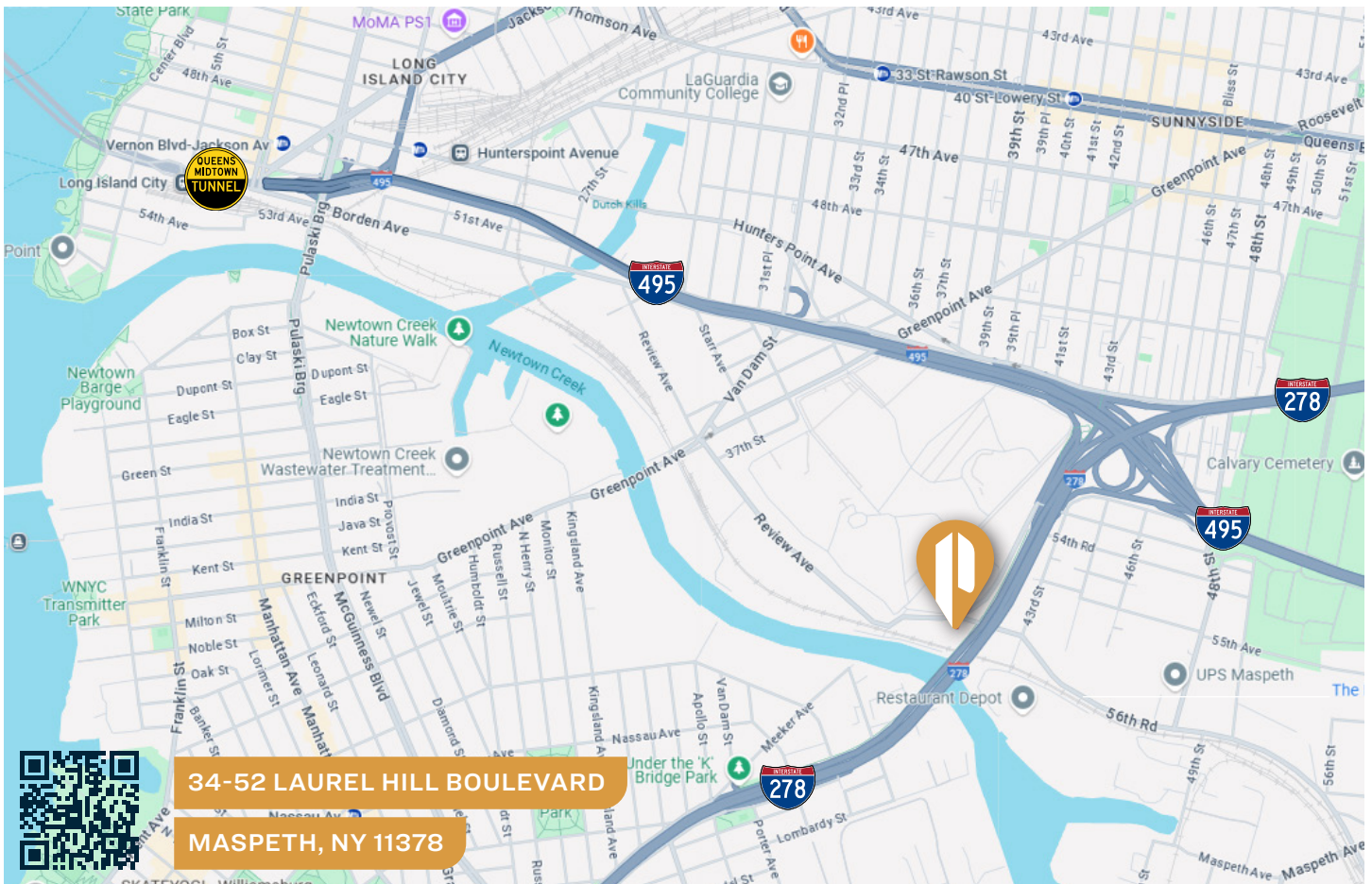
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the leasing of 34-52 Laurel Hill Boulevard, Maspeth, NY. This ideally located 18,000 sq. ft. secured land, is adjacent to the Kosciuszko Bridge at the geographic center of NYC's distribution hub. It is just blocks from the entrance to the LIE and BQE, minutes to Manhattan, and offers convenient access to major roadways serving the tri-state metropolitan area.

This industrial property is located in an M3-1 zoning district, NYC's heaviest industrial use zone. The sized lot providing effortless site access, and is perfectly positioned to accommodate the growing demand for e-commerce, last-mile parking, fleet storage, and all types of industrial uses.



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TRANSPORTATION



Q67: 54 AVENUE/
43 STREET



MIDTOWN TUNNEL



LONG ISLAND
EXPRESSWAY



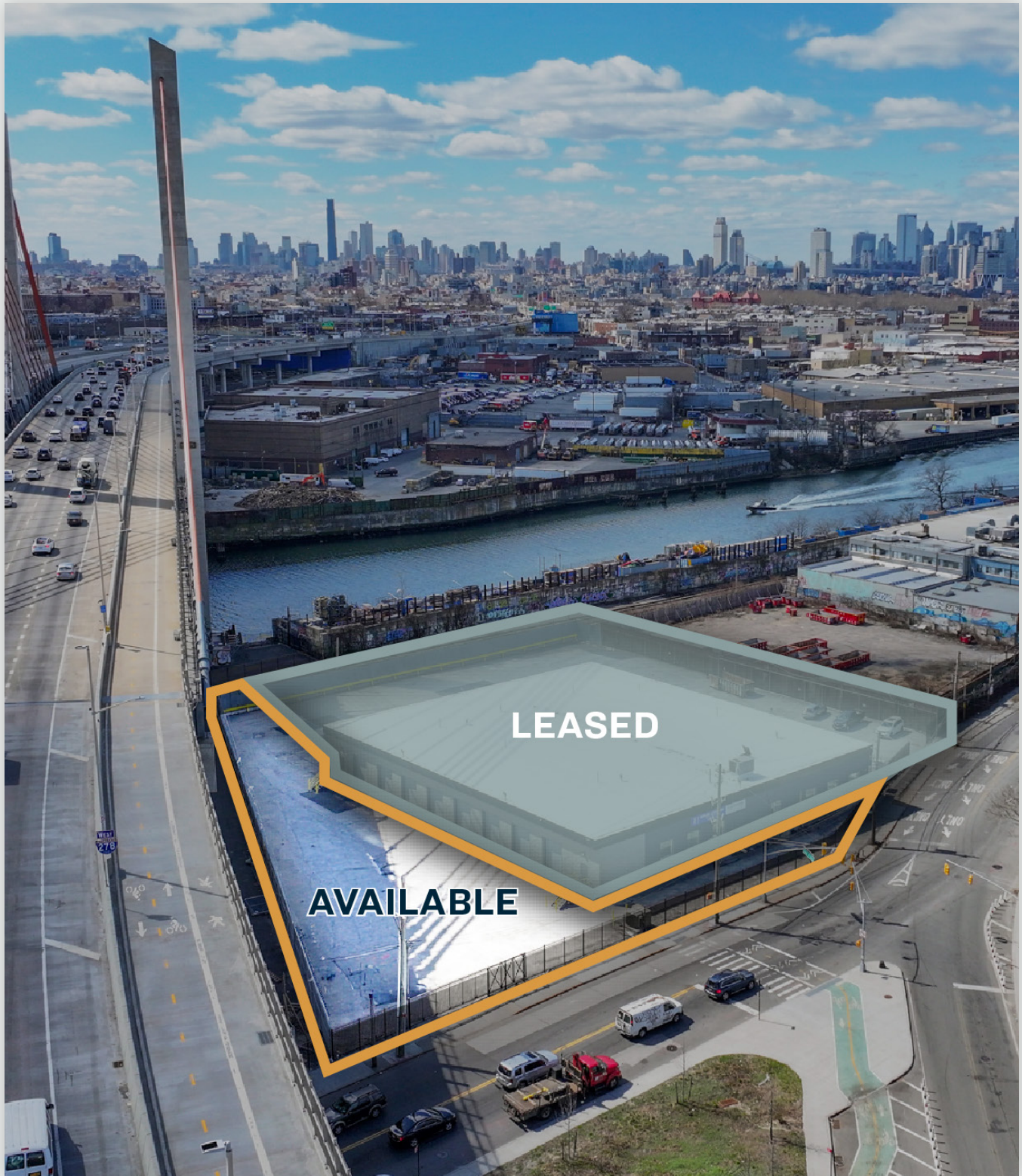
BROOKLYN QUEENS
EXPRESSWAY



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18,000 SQ. FT. LAND



SURVEY



**PINNACLE
REALTY**
OF NEW YORK, LLC

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