

59-15



55TH DRIVE

OFF THE CORNER OF
MAURICE AVENUE & 55TH DRIVE
MASPETH | QUEENS



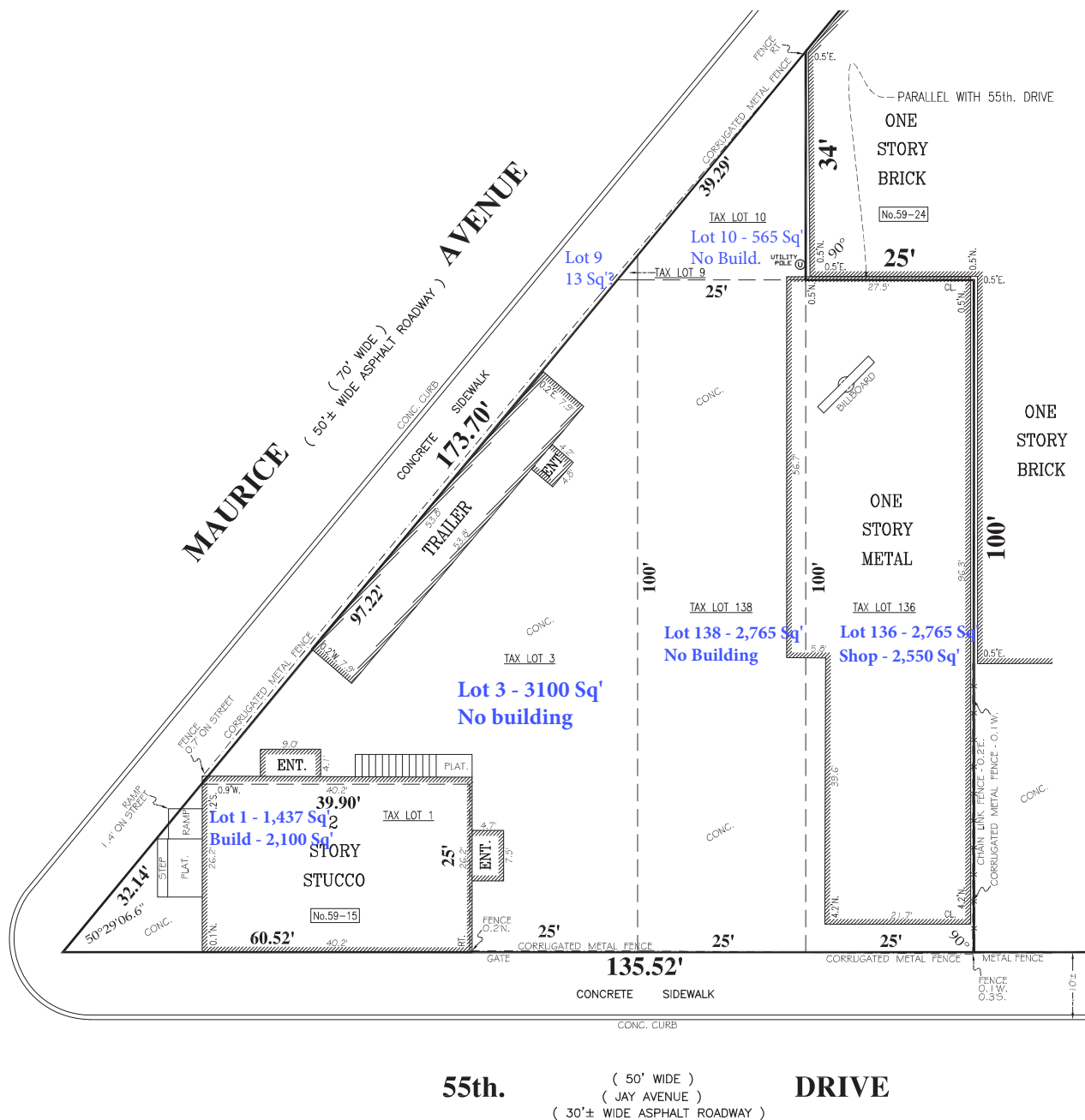
INDUSTRIAL USER/DEVELOPMENT FOR LEASE

LOT SIZE:	<i>10,645 SF Total</i>
FRONTAGE:	<i>135.5' on 55th Drive</i>
ZONING:	<i>M1-1</i>
POSSESSION:	<i>Immediate</i>
TRANSPORTATION:	 <i>Q18, Q39, Q58, Q59, Q67</i>

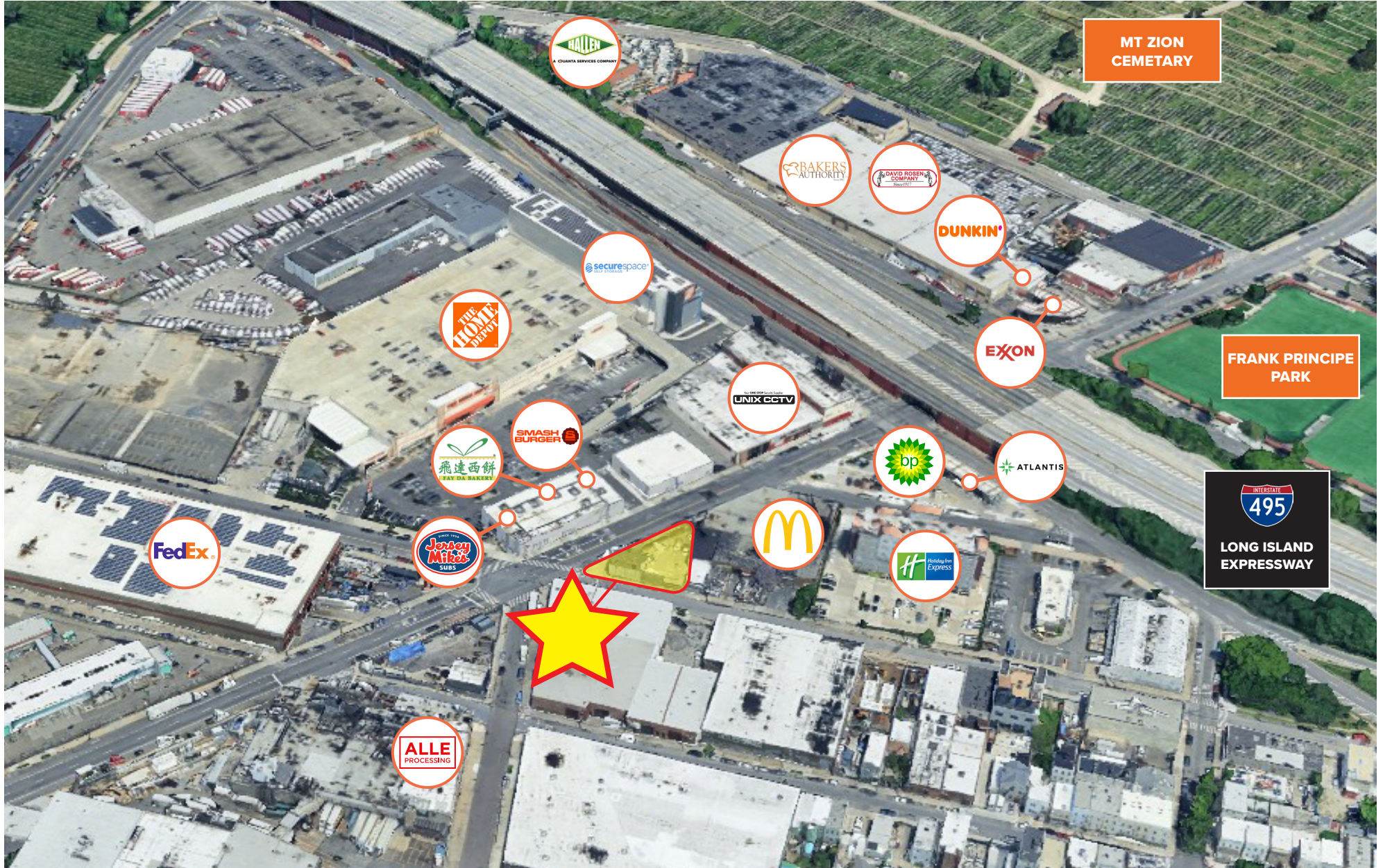
HIGHLIGHTS:

- Large corner parcel, currently vacant/open site use
- Very walkable and urban-suburban mix neighborhood with strong residential presence and local amenities
- Situated on 55th Drive between major east/west routes and gritty industrial corridors with strong traffic flow and truck movement
- Good access for development logistics, with a mix of local daily traffic and commercial vehicle flow given connectivity to Grand Ave and nearby expressways (I-495/I-278)
- Neighboring tenants include: *Home Depot, McDonald's, Jersey Mike's, Smashburger, BP, FedEx, Holiday Inn Express, & many more!*

SITE SURVEY:



AREA MAP:



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FOR MORE INFORMATION,
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