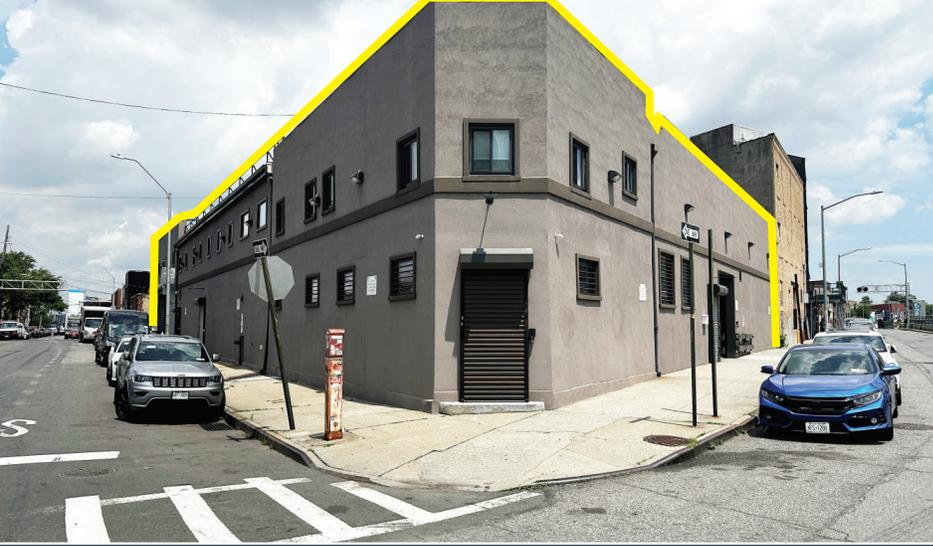


FOR SALE

55-05 FLUSHING AVENUE MASPETH, NY 11378

MODERN WAREHOUSE WITH PARKING IN THE **HEART** OF MASPETH!

CORNER LOCATION!



ON SITE PARKING!

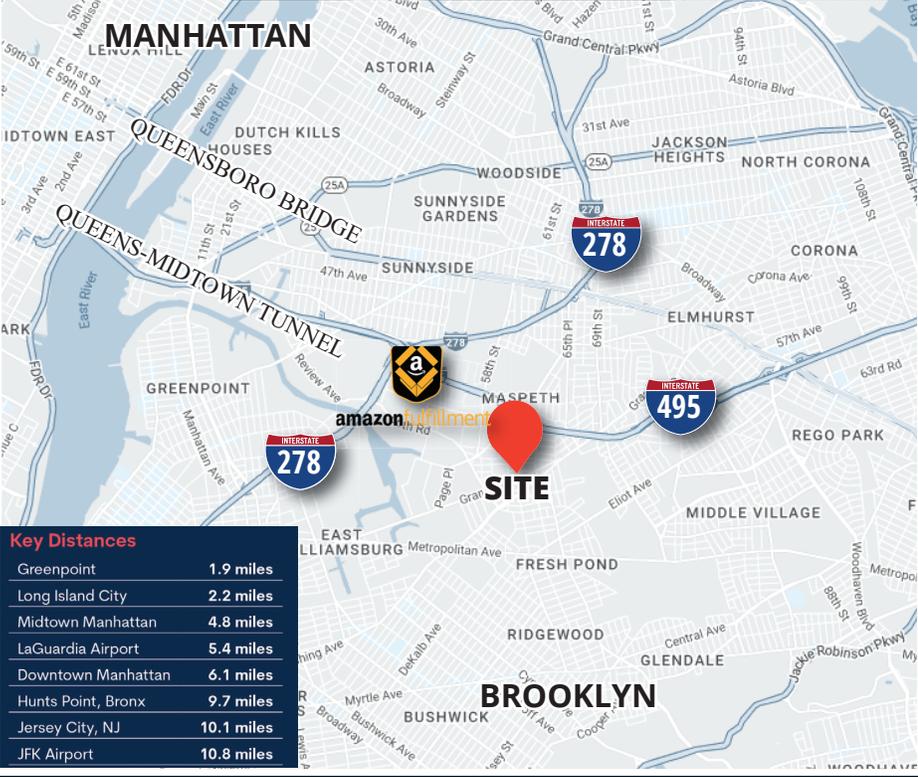


FULLY RENOVATED IN 2020!

PROPERTY OVERVIEW:
SIZE: 22,000 SF TOTAL
 • 16,000 SF GROUND FLOOR
 • 6,000 2ND FLOOR OFFICE
BLOCK: 2630 **LOT:** 46
PRIVATE PARKING: 3,600 SF
ZONING: M1-1

HIGHLIGHTS:

- 18 FT. CEILINGS
- 3 INTERIOR TAILBOARD DOCKS
- 1 DRIVE-IN DOOR
- 1,600 AMPS (NEW SERVICE)
- GAS HEAT
- WET SPRINKLER W/ FACP
- FULLY HVAC OFFICES (NEW)
- FENCED, PAVED PARKING



CONTACT EXCLUSIVE AGENTS:

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55-05 FLUSHING AVENUE MASPETH, NY 11378

FEATURES

- **ABSOLUTE TURNKEY BUILDING!**
- **GUT RENOVATED IN 2020 WITH:**
- **NEW MECHANICALS AND UTILITIES**
- **NEW WINDOWS/FAÇADE/GATES/
DOORS**
- **NEW OFFICES/BREAKROOMS/BATH-
ROOMS**
- **NEWLY FENCED/PAVED PARKING**



NEW OFFICE INTERIOR



WAREHOUSE INTERIOR



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