

FOR LEASE
22,352 SF



MASPETH, QUEENS

61-26 MAURICE AVENUE

COMMENTS

- Prime High-Ceiling Maspeth Warehouse
- High Dock Ratio (1 per 7,450 SF)
- Double Wide Street to accommodate 53' trailers.
- 1 Minute, 0.3 Miles from I-495
- 8 Minutes, 6.5 Miles from Manhattan
- 18 Minutes, 7.0 Miles from LaGuardia Airport (LGA)
- 25 Minutes, 11.3 Miles from John F. Kennedy Airport (JFK)
- Delivered with Capital Improvements including new LED lights, exterior façade upgrades, warehouse paint and office enhancements.

BUILDING DETAILS

Building Size	22,352 SF
Office Size	1,271 SF
Clear Height	20'
Docks	3
Drive-In Door	1
Power	800 Amps, 208 Volts
Car Parking	2 Stalls
Property Taxes	\$2.21 PSF

Full Brokerage Commission to Procuring Broker

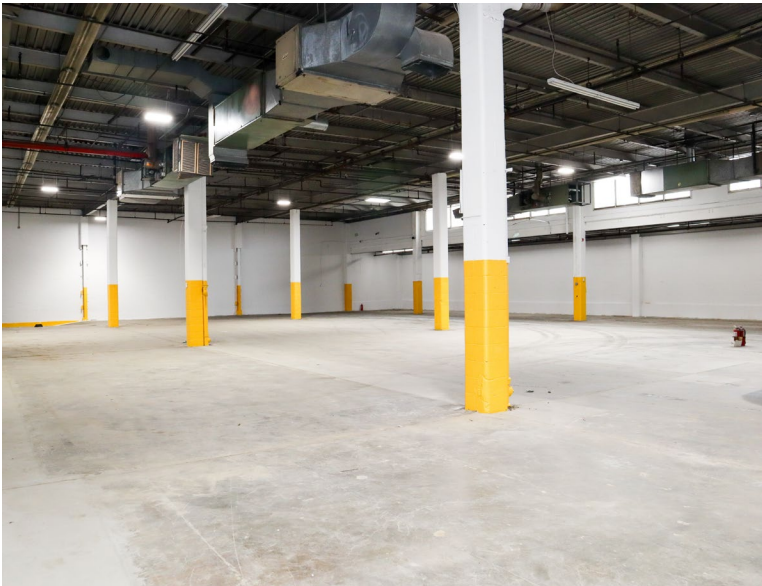
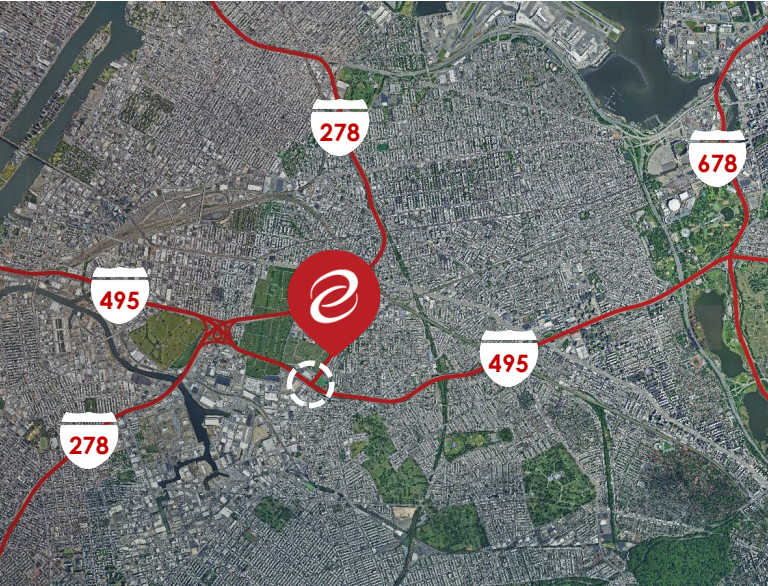
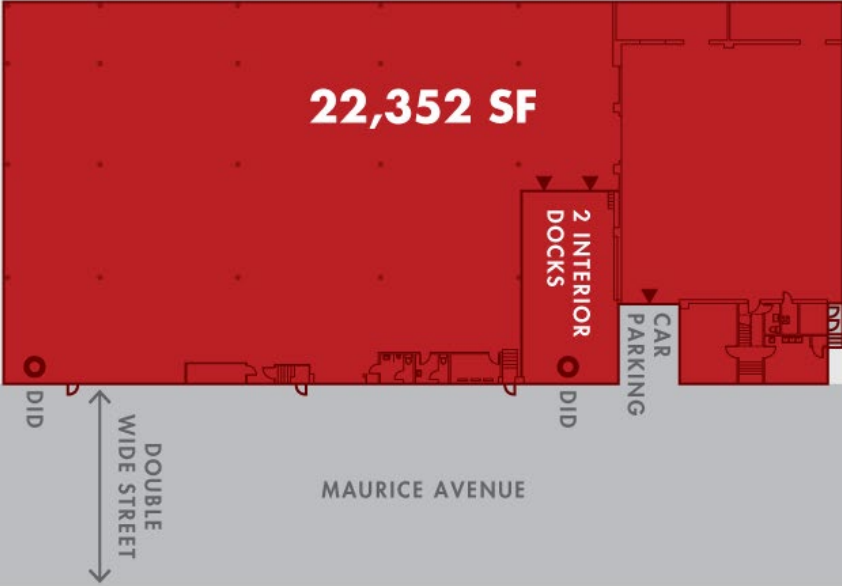
Brokered by:

New York City Industrial Advisors

Owned & Managed by:

 **VentureOne**

FOR LEASE 22,352 SF



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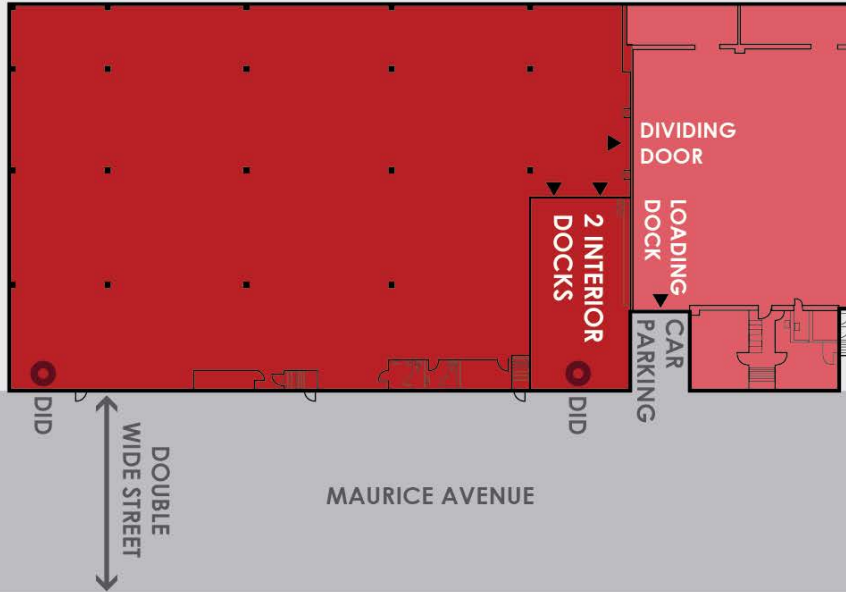


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NORTH UNIT

NORTH SERVICES: 320 SF
WAREHOUSE AREA: 15,796 SF

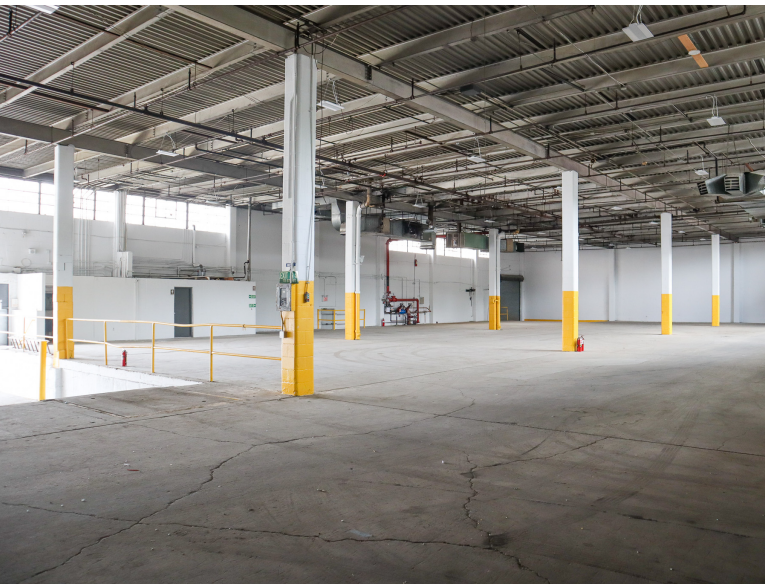
UNIT TOTAL: 16,116 SF



SOUTH UNIT

SOUTH OFFICES: 748 SF
UPPER AREA: 859 SF
WAREHOUSE AREA: 4,296 SF

UNIT TOTAL: 6,236 SF



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