



# 22,269 sf Maspeth Industrial Unit For Lease

58-30 Grand Avenue, Maspeth, Queens



# PROPERTY INFORMATION

**22,269 SF WAREHOUSE UNIT FOR LEASE**  
58-30 GRAND AVENUE, MASPETH, QUEENS



**58-30 Grand Avenue** offers 22,269 square feet of third floor industrial space for lease in the Maspeth neighborhood of Queens. The property is zoned M3-1, allowing for a variety of heavy industrial, manufacturing, and distribution uses.

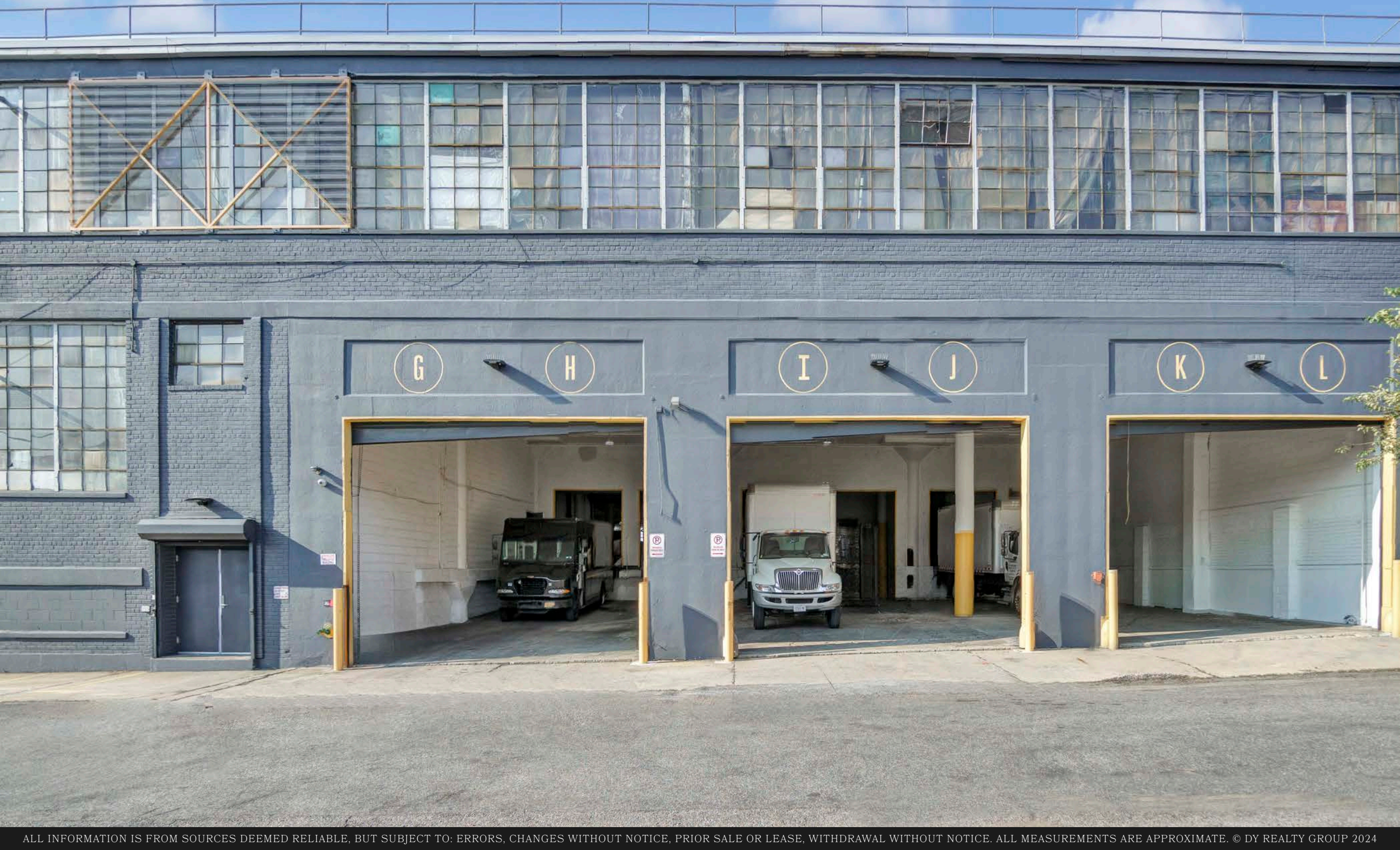
The space is equipped with 14 foot ceilings, gas heat, and is fully sprinklered. There is a shared, private, off-street loading dock area that leads directly to a 10,000 lb freight elevator. Recent upgrades to the building include new windows, LED lighting, new dock levelers, and a new facade.

Great central location, with direct access to the Long Island Expressway and Brooklyn-Queens Expressway, allowing for easy access and distribution to all five boroughs and beyond.

<b>Available Space</b>	22,269 sf Third Floor Unit
<b>Ceiling Height</b>	14'
<b>Loading</b>	Exterior Loading Docks
<b>Elevators</b>	10,000 lb Freight / 8,000 lb Passenger
<b>Zoning</b>	M3-1
<b>Heat</b>	Gas
<b>Power</b>	Heavy
<b>Upgrades</b>	New Windows & Roof, Solar Panels, LED Lighting
<b>Column Spacing</b>	25' x 25'
<b>Lease Price</b>	<b>Call or E-mail</b>

**For More Information or To Schedule  
A Tour, Contact Exclusive Agents:**

**Mathew Diana** | 718-729-7474 x134 | 718-541-6835 Cell | MDiana@DYRealty.com  
**Ranee Jaber** | 718-729-7474 x135 | 917-757-4729 Cell | RJaber@DYRealty.com



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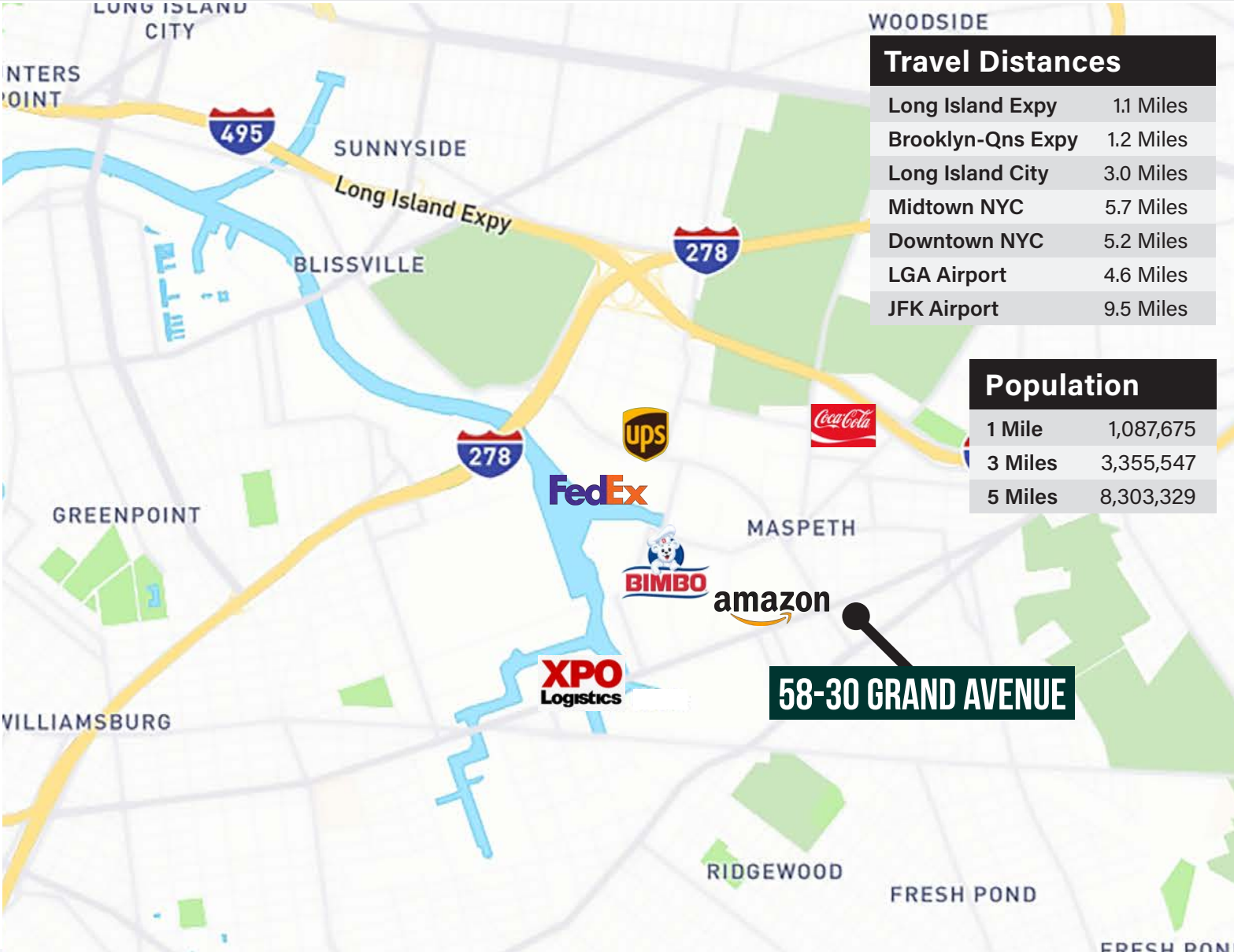
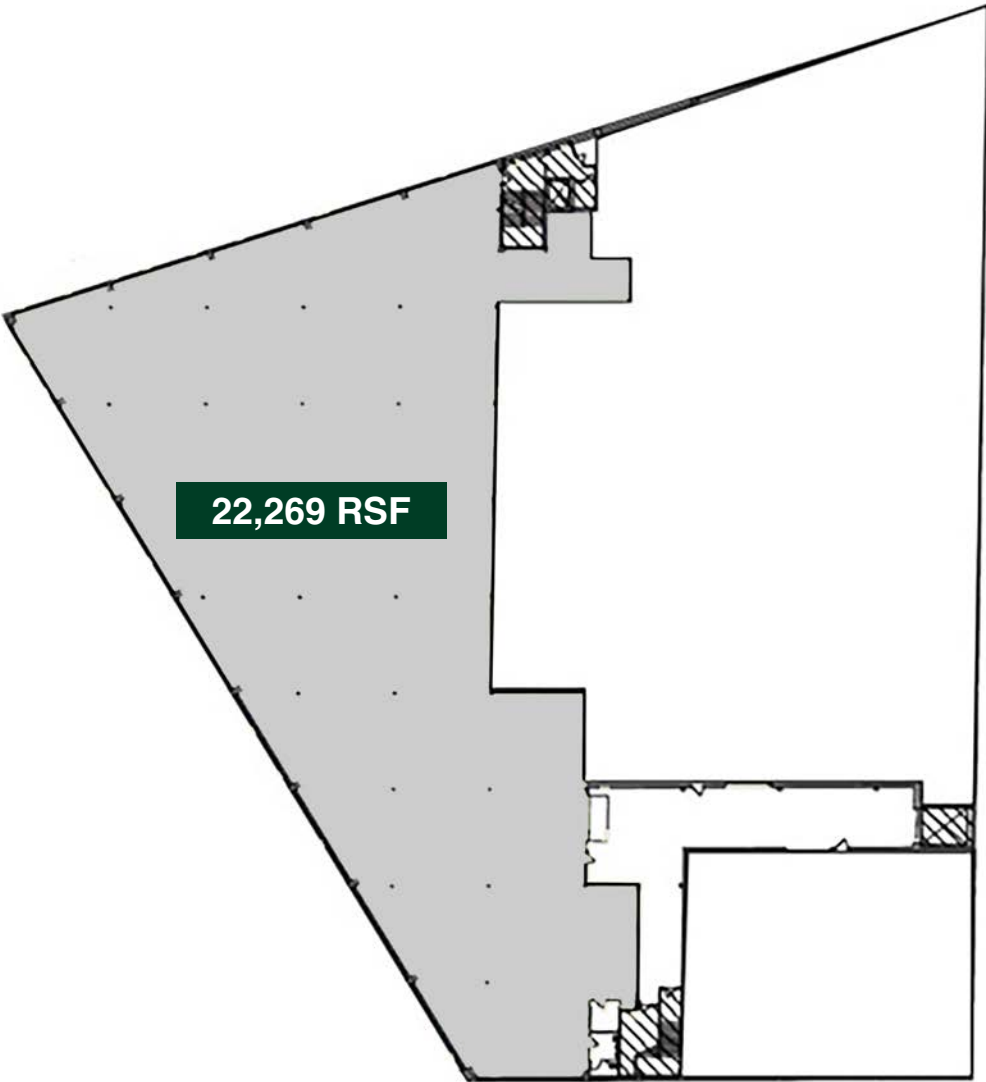
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# FLOOR PLAN & LOCATION

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# CONTACT EXCLUSIVE AGENTS

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