

**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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## FEATURES

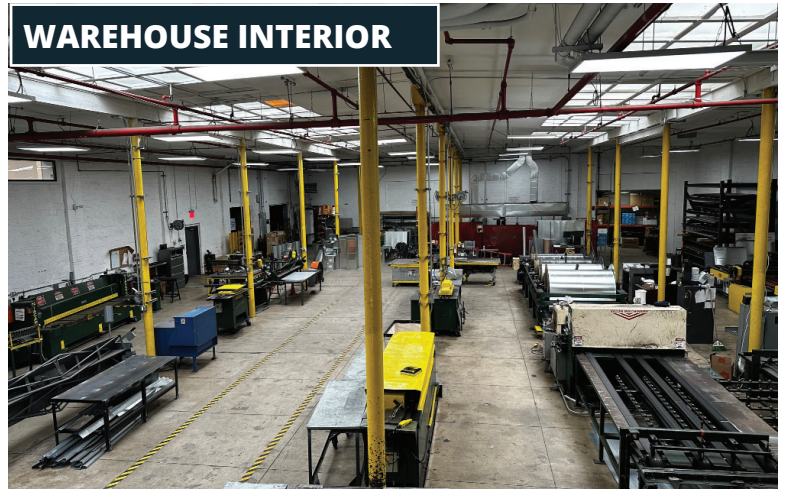
- **ABSOLUTE TURNKEY BUILDING!**
- **GUT RENOVATED IN 2020 WITH:**
- **NEW MECHANICALS AND UTILITIES**
- **NEW WINDOWS/FAÇADE/GATES/DOORS**
- **NEW OFFICES/BREAKROOMS/BATHROOMS**
- **NEWLY FENCED/PAVED PARKING**



## NEW OFFICE INTERIOR



## WAREHOUSE INTERIOR



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