

Now Leasing

Prime Warehouse/Office Space

46-27 54th Rd, Maspeth, New York 11378



9,000 SF In The Heart Of Maspeth

Brown Harris Stevens Commercial Real Estate, LLC
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

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Stevens** **Bold
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Smart**

OFF MARKET!

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Property Highlights

9,000 SF industrial property with 6,000 SF column-free warehouse and 3,000 SF modern office space. Features include 17' clear ceilings, motorized drive-in door, heavy power, brand-new HVAC (2025), executive office with private bath/shower, conference room, kitchen, and outdoor patio. Ideal Maspeth location with excellent infrastructure and finishes.

BUILDING SIZE:	9,000 SF
AVAILABLE SPACE:	
1 st Floor	6,000 SF
2 nd Floor	3,000 SF
BUILDING DIMENSIONS:	60 ft x 100 ft
PARKING:	Ample Street & Warehouse
HEAT:	Gas – Metered
ELECTRIC:	Metered
WORKLETTER:	Negotiable
RENTAL RATE:	Upon Request
OCCUPANCY:	Immediate

Warehouse Features

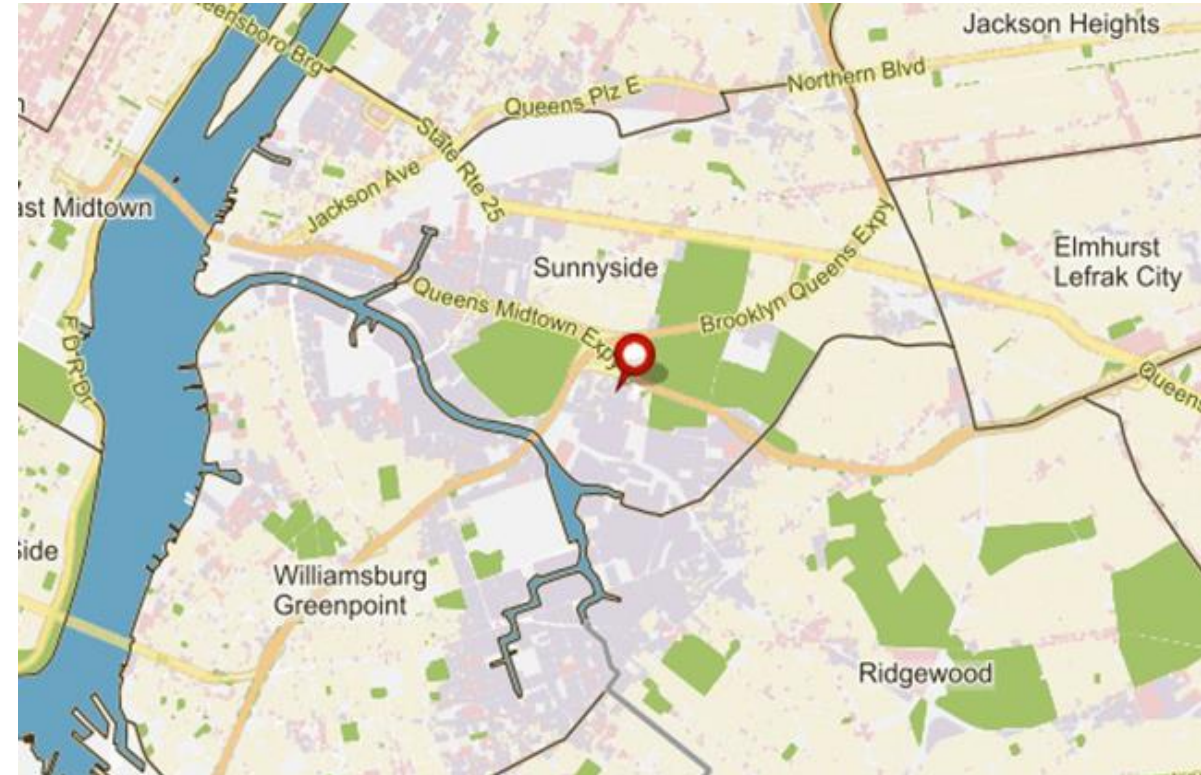
- Column-free, 100' x 60' layout
- 17' to steel / 19.5' to roof
- Motorized drive-in door (17' x 15.5')
- Sprinklered, gas heated
- Heavy power (600+ amps)
- LED lighting
- Small mezzanine + bathroom

Office Features

- Large executive office w/ private full bathroom & shower
- Conference room & reception area w/ dining nook
- 6 large offices + bullpen space
- Kitchen + 3 additional bathrooms
- Outdoor patio spanning 3 offices

Building Upgrades

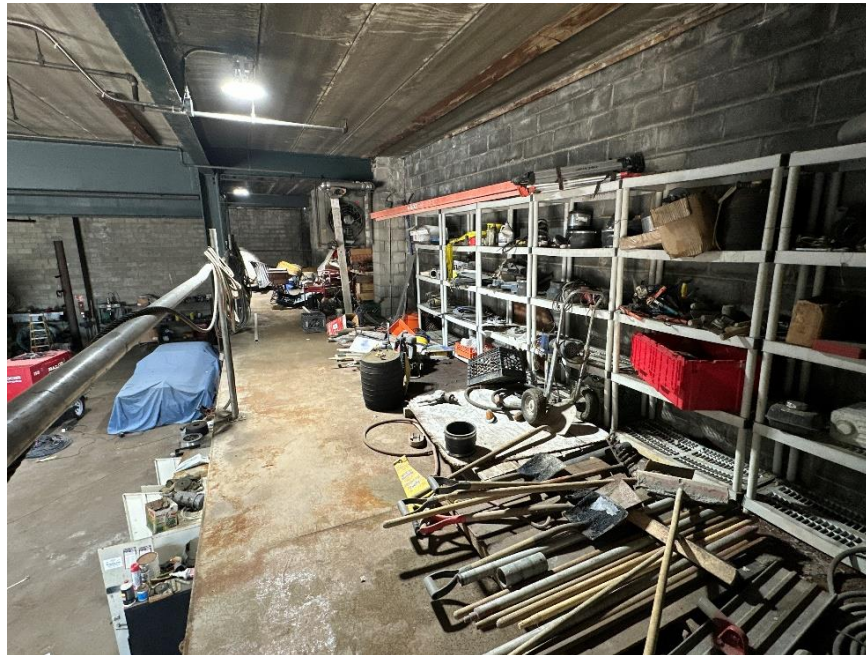
- Brand New HVAC
- Updated Offices
- Fully Furnished
- Security Cameras
- LED Lighting





Warehouse Features

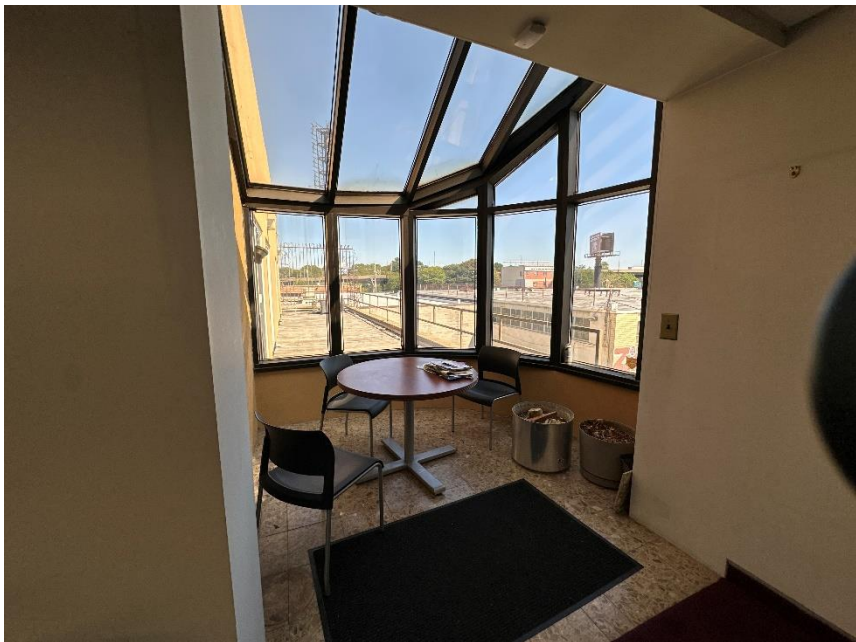
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**Large Reception Area
With Dining Nook**

**Conference Room &
Kitchen**



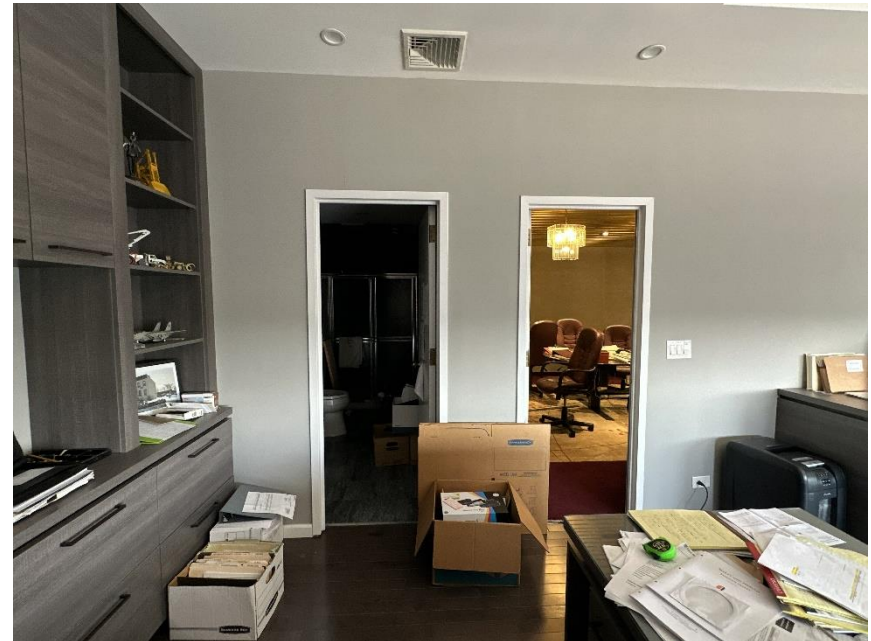
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Executive Office With Full Private Bathroom



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5 Offices & Balcony

