

# 50/35 56TH RD

**AVAILABLE FOR LEASE**  
**± 125,000 SF WAREHOUSE &**  
**± 80,000 SF SECURE LAND**

Highly Functional Distribution Facility  
with Unparalleled Accessibility

[Final-MileMaspeth.com](http://Final-MileMaspeth.com)

**Less than 5 miles and  
15 minutes to Manhattan**

56th Rd – Review Ave

## **MAJOR CAPITAL IMPROVEMENTS UNDERWAY – ANTICIPATED COMPLETION IN Q2 2025**

- New roof
- Demolition of significant office square footage to add more warehouse floor space and clear height
- New office, windows & bathrooms
- LED lights
- New dock doors & dock packages
- New exterior/interior paint and power washed floors/walls
- New asphalt pavement
- New exterior concrete truck court
- Additional Improvements Available for Qualified Tenants

REALTERM |  JLL

Jones Lang LaSalle Brokerage, Inc. RE Lic. #01856260

# SPECIFICATIONS/SITE PLAN

 **5.7 Acres**  
Plot Size

 **±125,000 SF**  
Building Size


 **1.82 Acres**  
Secured Access Parking


 **21'**  
Ceiling Height


 **M1-1**  
Zoning

 **± 15,000 SF**  
Office Space

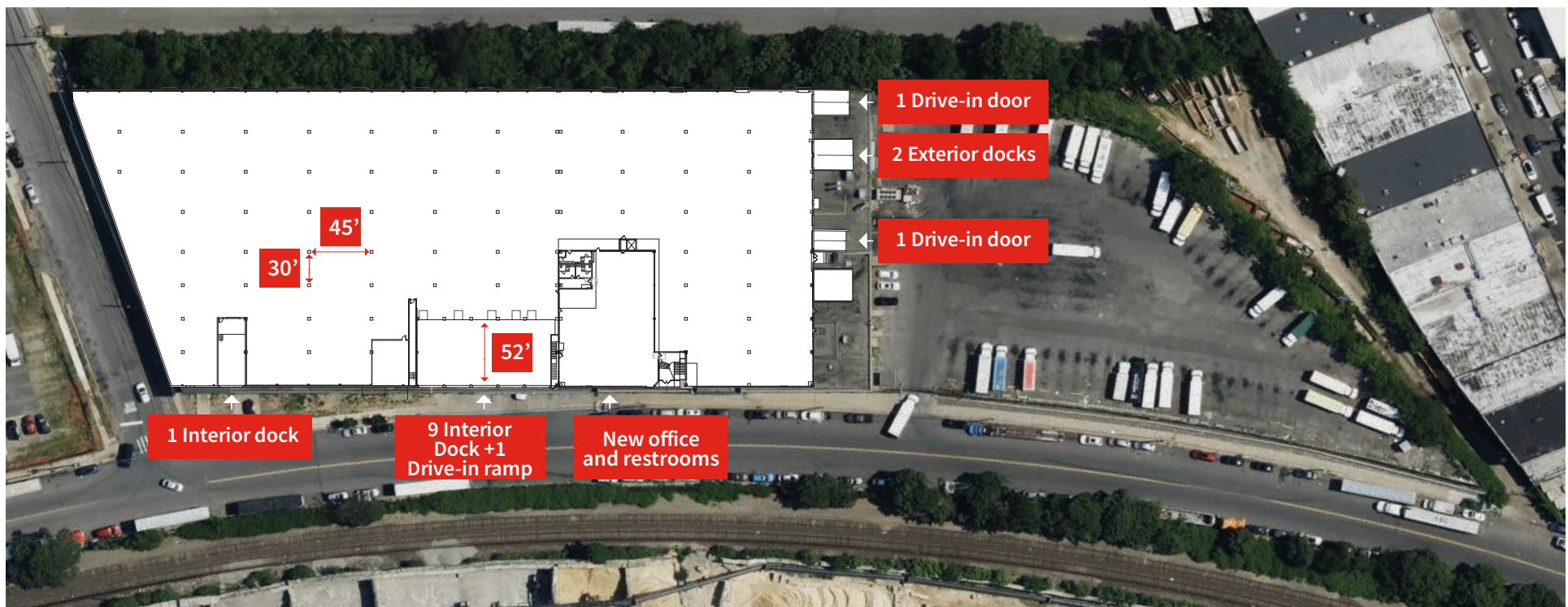
 **45'x30'**  
Column Spacing

 **12 Doors**  
Loading Docks  
(Can add more)

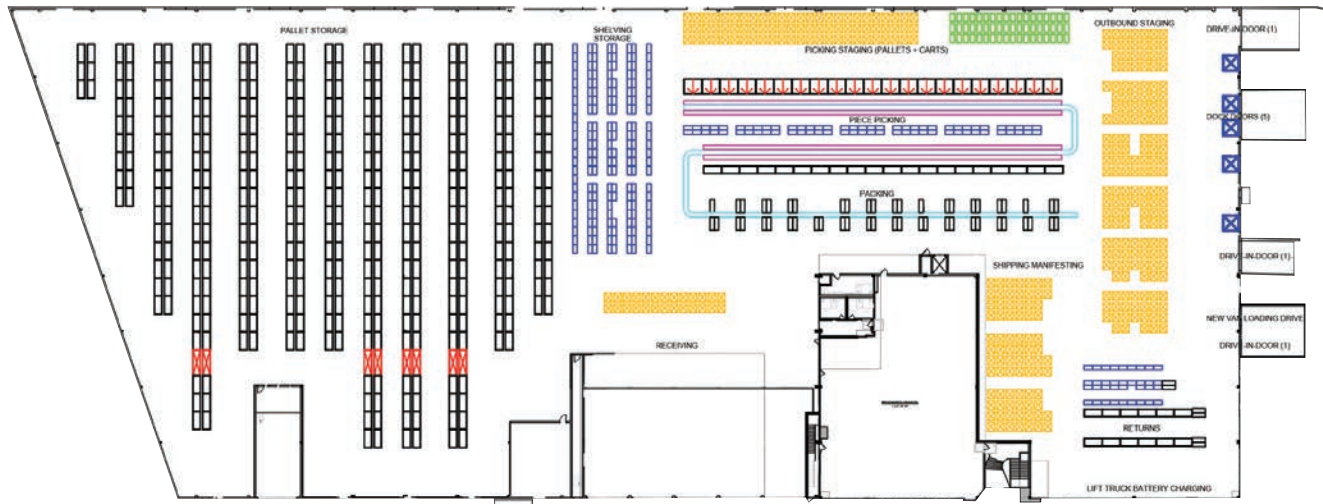
 **3 Doors**  
Drive-in Doors  
(Can add more)

 **2,000 Amps**  
Power  
(Can add more)

Major Capital Improvements underway with expected completion in Q2 2025. Qualified tenants can receive additional capital for tenant specific improvements



## FOOD AND BEVERAGES TEST FIT



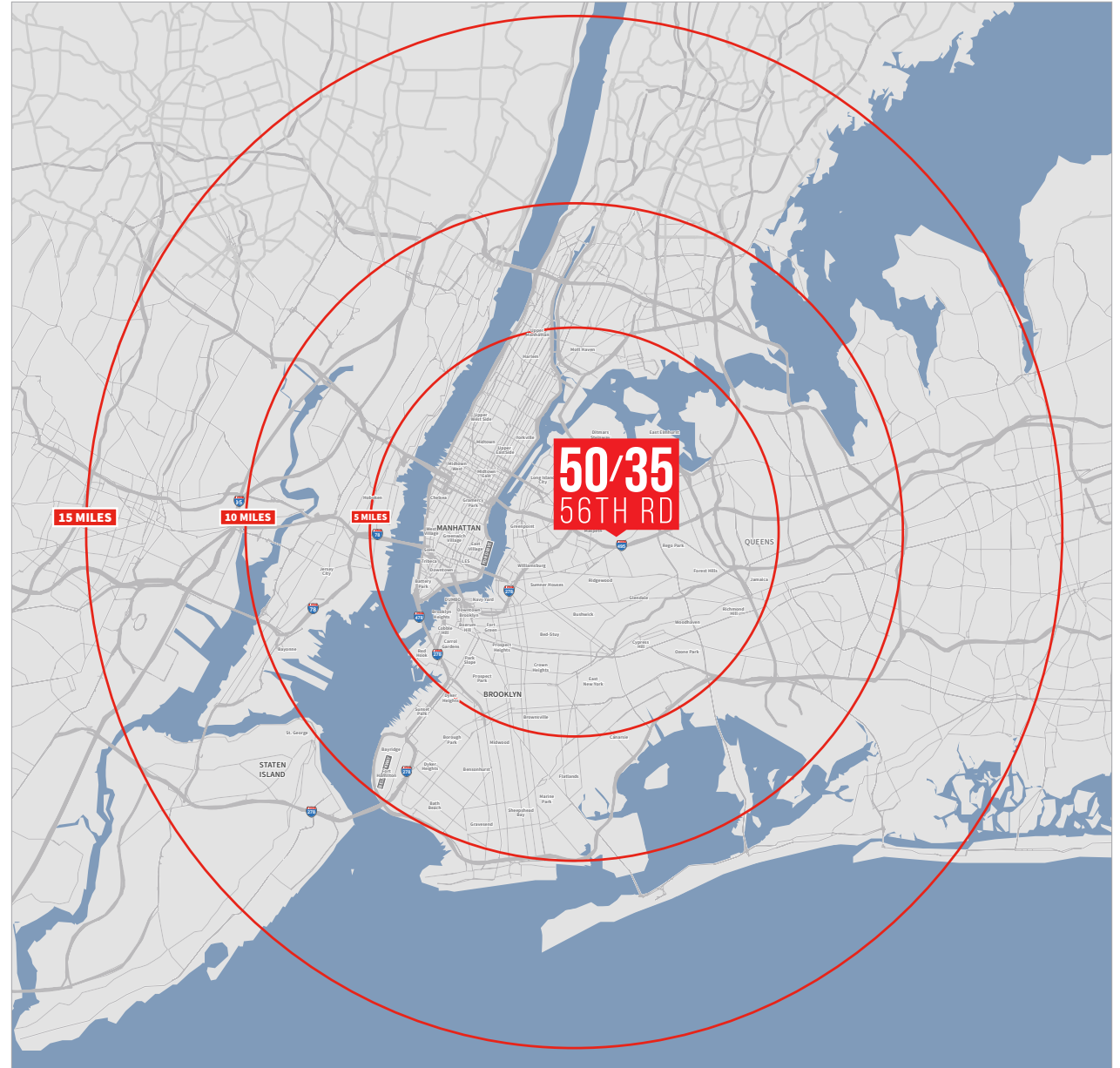
# REGIONAL ACCESS

## Key Driving Distances

I-495	0.7 mi
I-278	0.9 mi
Long Island City, Queens	2.4 mi
Williamsburg Bridge	4.4 mi
LaGuardia Airport	4.6 mi
Midtown Manhattan	5.0 mi
Downtown Brooklyn	5.6 mi
Downtown Manhattan	5.7 mi
Brooklyn Bridge	6.0 mi
Manhattan Bridge	6.1 mi
JFK Airport	8.9 mi
Hugh L. Carey Tunnel	9.0 mi
George Washington Bridge	11.7 mi
Port Newark/Elizabeth	21 mi

## Public Transportation

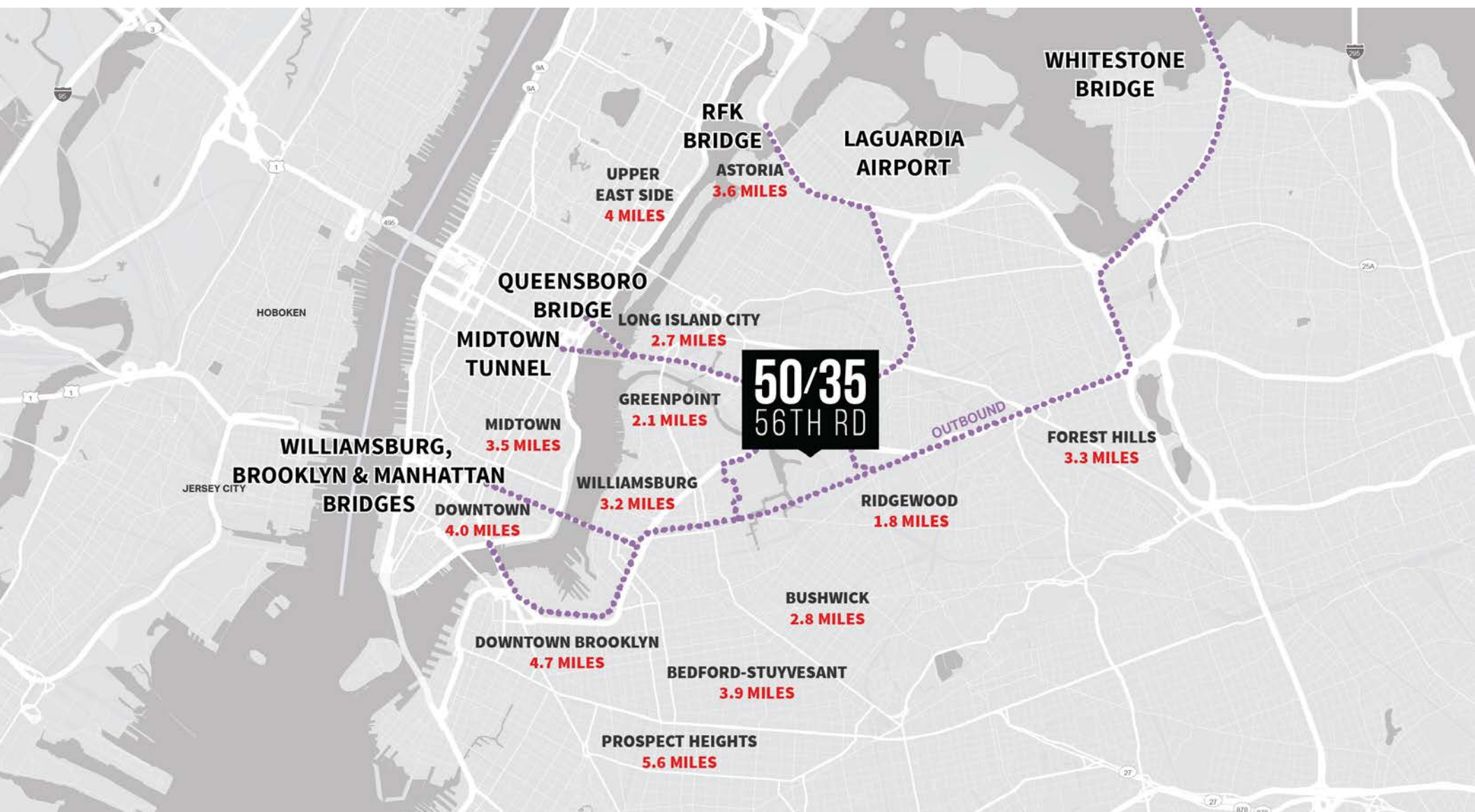
Q39 Bus	0.3 mi
Woodside Train Station	1.9 mi



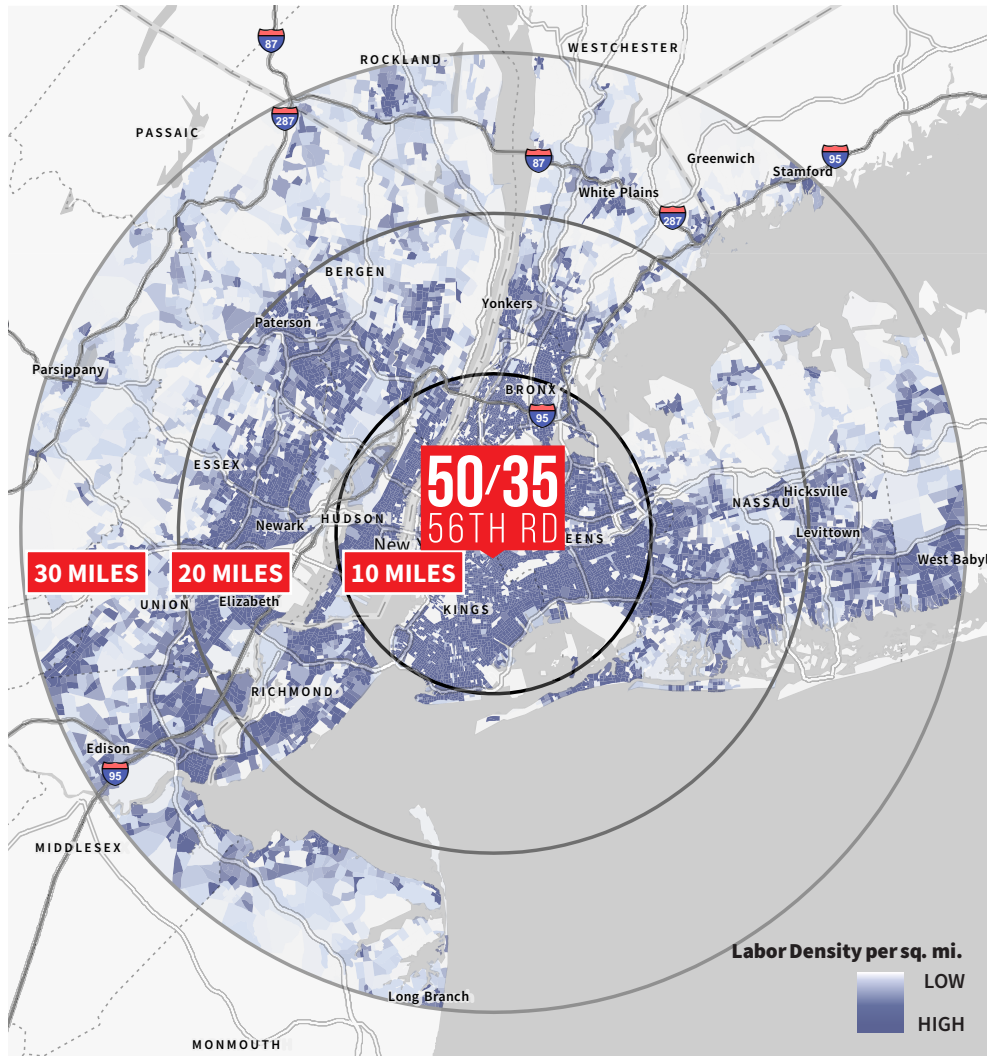
# LOCAL ACCESS

## Ultimate Accessibility

Located minutes off of the intersection of the Brooklyn-Queens Expressway (I-278) and the Long Island Expressway (I-495) in Queens, NY, the property offers immediate access to the entire New York City Metro area and its dense consumer and labor populations. This premier location is ideal for e-commerce & last-mile companies needing to serve NYC.



# LABOR AND POPULATION DENSITY



## 10 Miles

**Total Population:** 7,892,333  
**Transportation/Warehouse Workers:** 267,620  
**Total Labor Force:** 4,035,696  
**Median Household Income:** \$70,354  
**Median Warehouse Related Hourly Wage:** \$17.74 (US Average is \$15.67)

## 20 Miles

**Total Population:** 12,603,759  
**Transportation/Warehouse Workers:** 459,763  
**Total Labor Force:** 6,457,543  
**Median Household Income:** \$73,484  
**Median Warehouse Related Hourly Wage:** \$17.11 (US Average is \$15.67)

## 30 Miles

**Total Population:** 15,417,151  
**Transportation/Warehouse Workers:** 540,983  
**Total Labor Force:** 7,979,549  
**Median Household Income:** \$79,312  
**Median Warehouse Related Hourly Wage:** \$16.85 (US Average is \$15.67)

# CORPORATE NEIGHBORS

Amazon

FedEx®



FERGUSON®



LASER SHIP®



XPO Logistics



MANHATTAN

LONG ISLAND CITY

ASTORIA

WILLIAMSBURG/ GREENPOINT



50/35  
56TH RD

50TH ST

55TH AVE

56TH ST

58TH ST

MASPETH

LAGUARDIA  
AIRPORT  
4.6 mi.





## FOR MORE INFORMATION:

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