

# FOR LEASE

**56-07 48TH STREET  
MASPETH, QUEENS, NY 11378**

**±16,000 SF BUILDING  
±60,000 SF LAND**

AVAILABLE JANUARY 2026  
CAPITAL IMPROVEMENTS PLANNED



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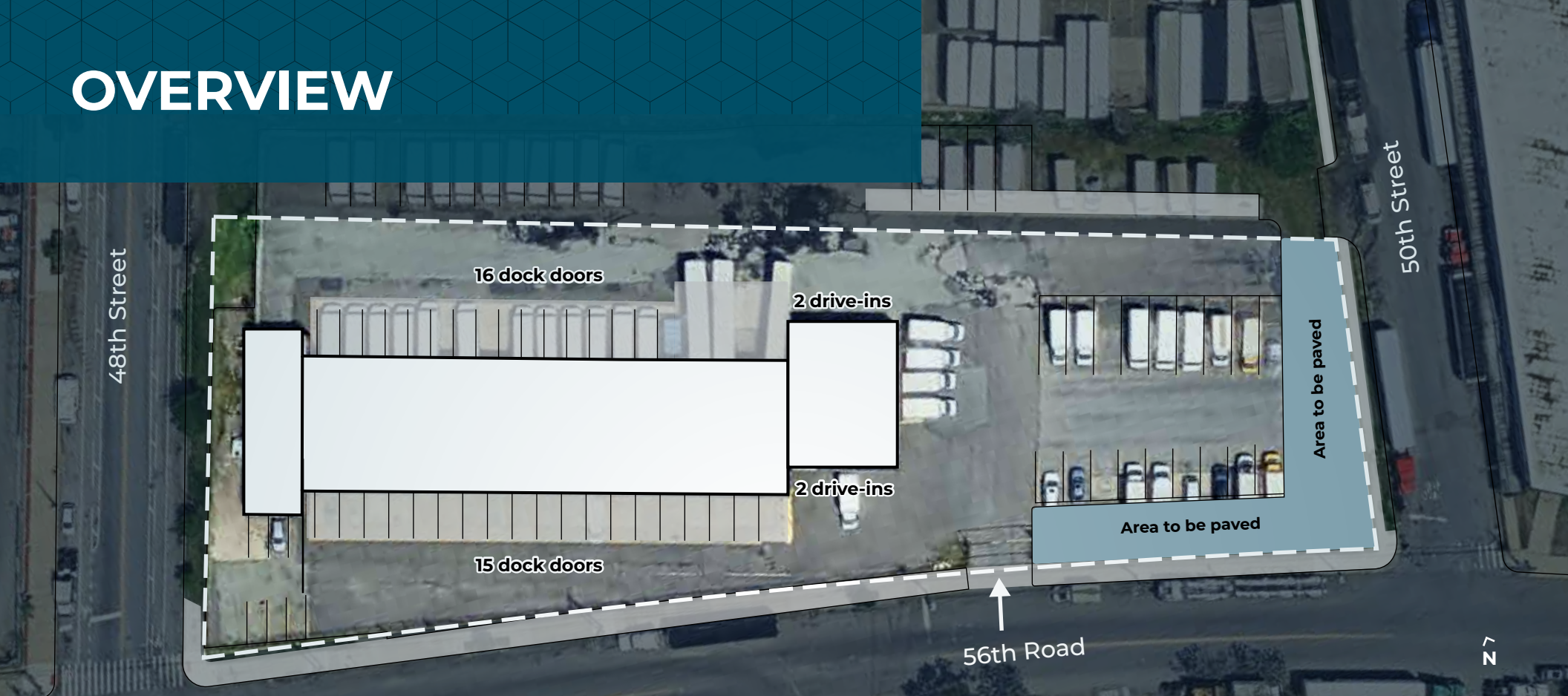
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# OVERVIEW



**Total building size**

± 16,000 SF

**Land**

± 60,000 SF

**Dock doors**

31 (8' x 10')

**Drive-ins**

4 doors

**Power**

400 AMPS, 3-phase, 120/208V

**Zoning**

M2-1

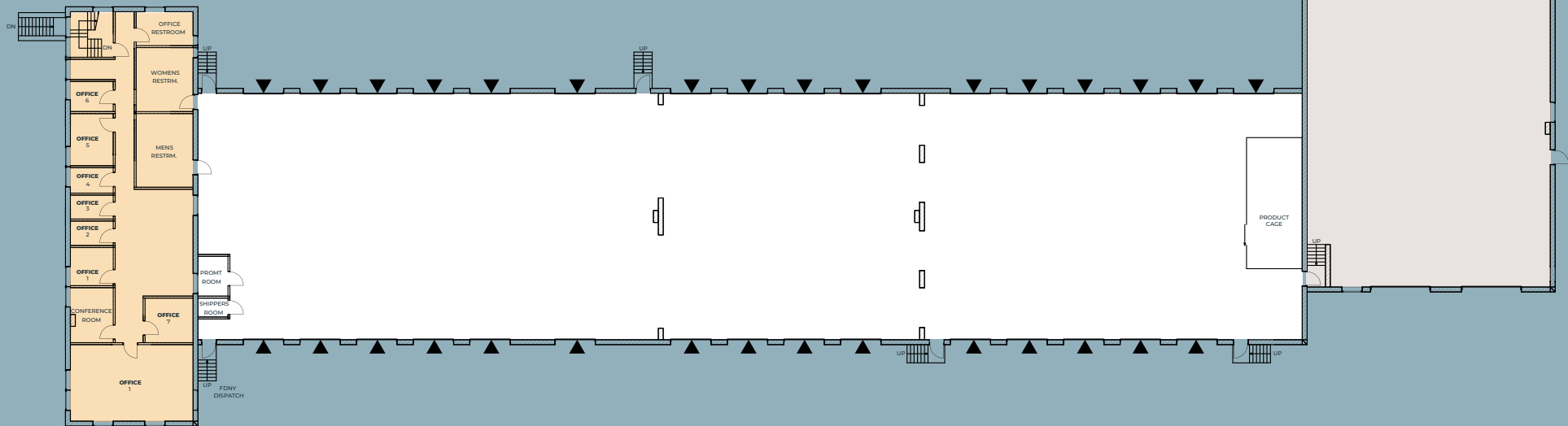
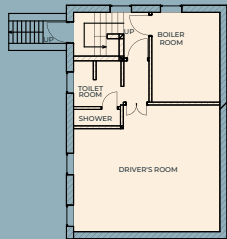
**Tax lots**

Block 2562 | Lots 1, 20, 25, 37

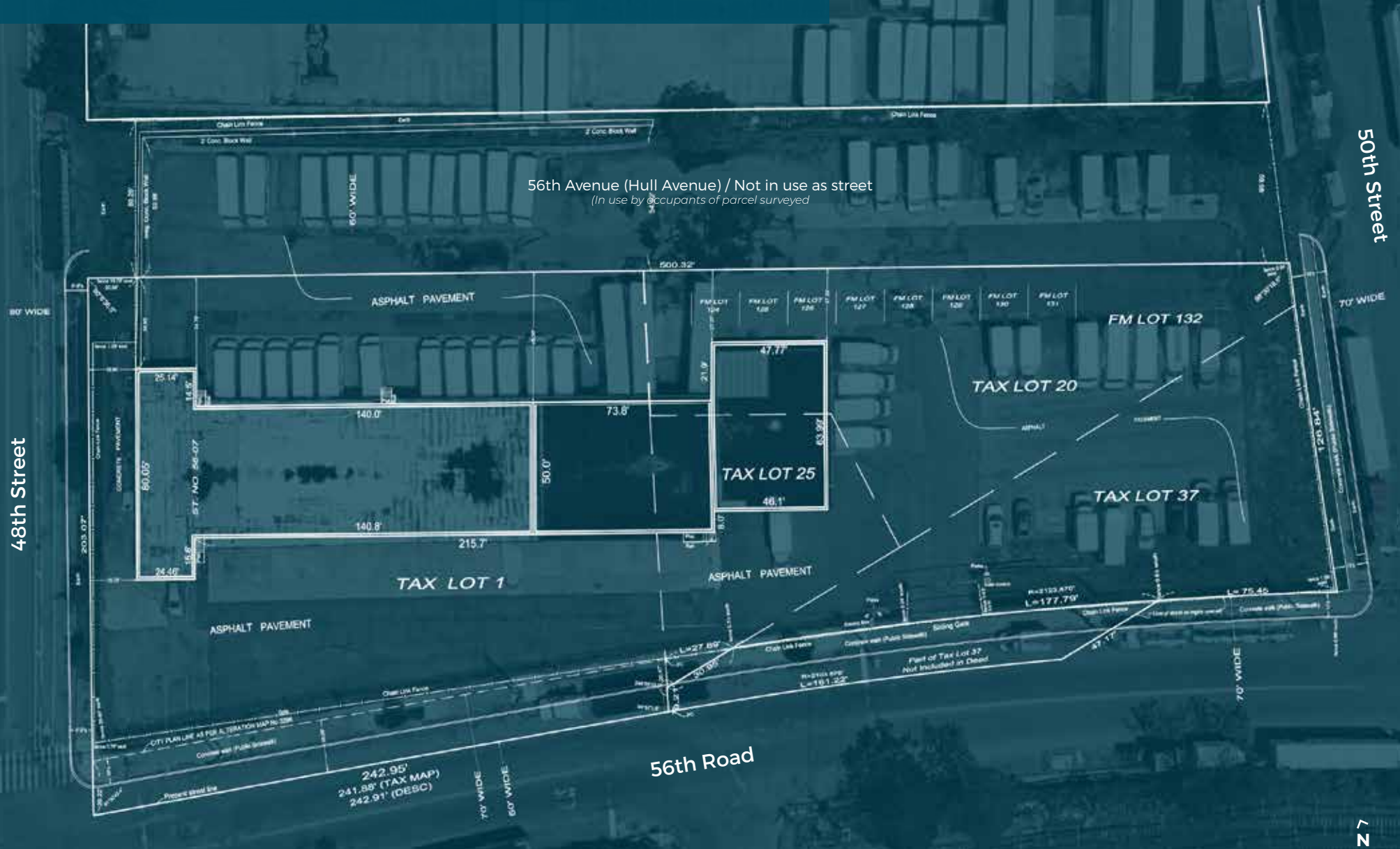
## Planned capital improvements:

- Parking lot to be repaved and restriped
- Loading dock door limiters to be removed
- Loading dock ramps to be removed and returned to flat grade
- Exterior lighting refresh
- Interior painting

## CELLAR



# SURVEY PLAN

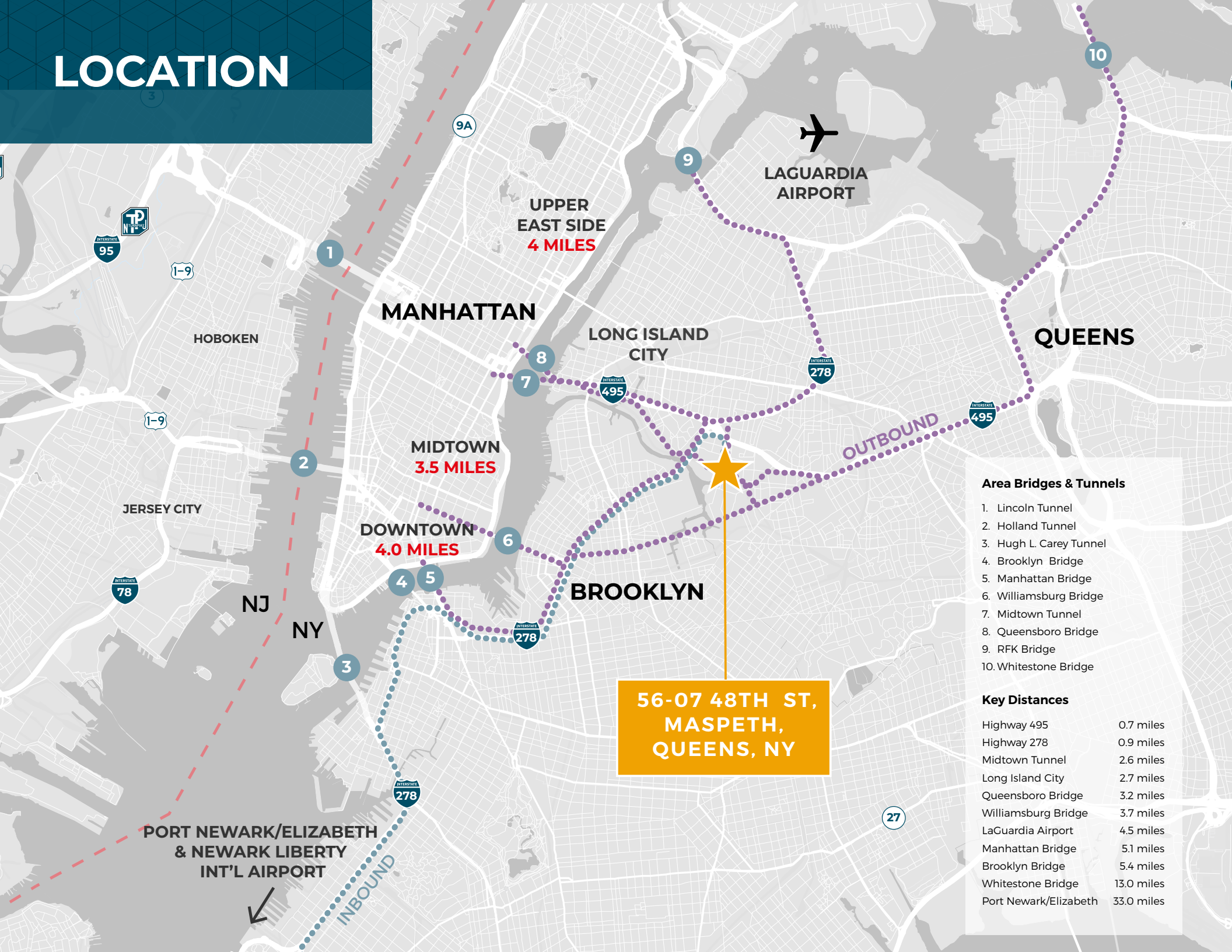




# GALLERY



# LOCATION





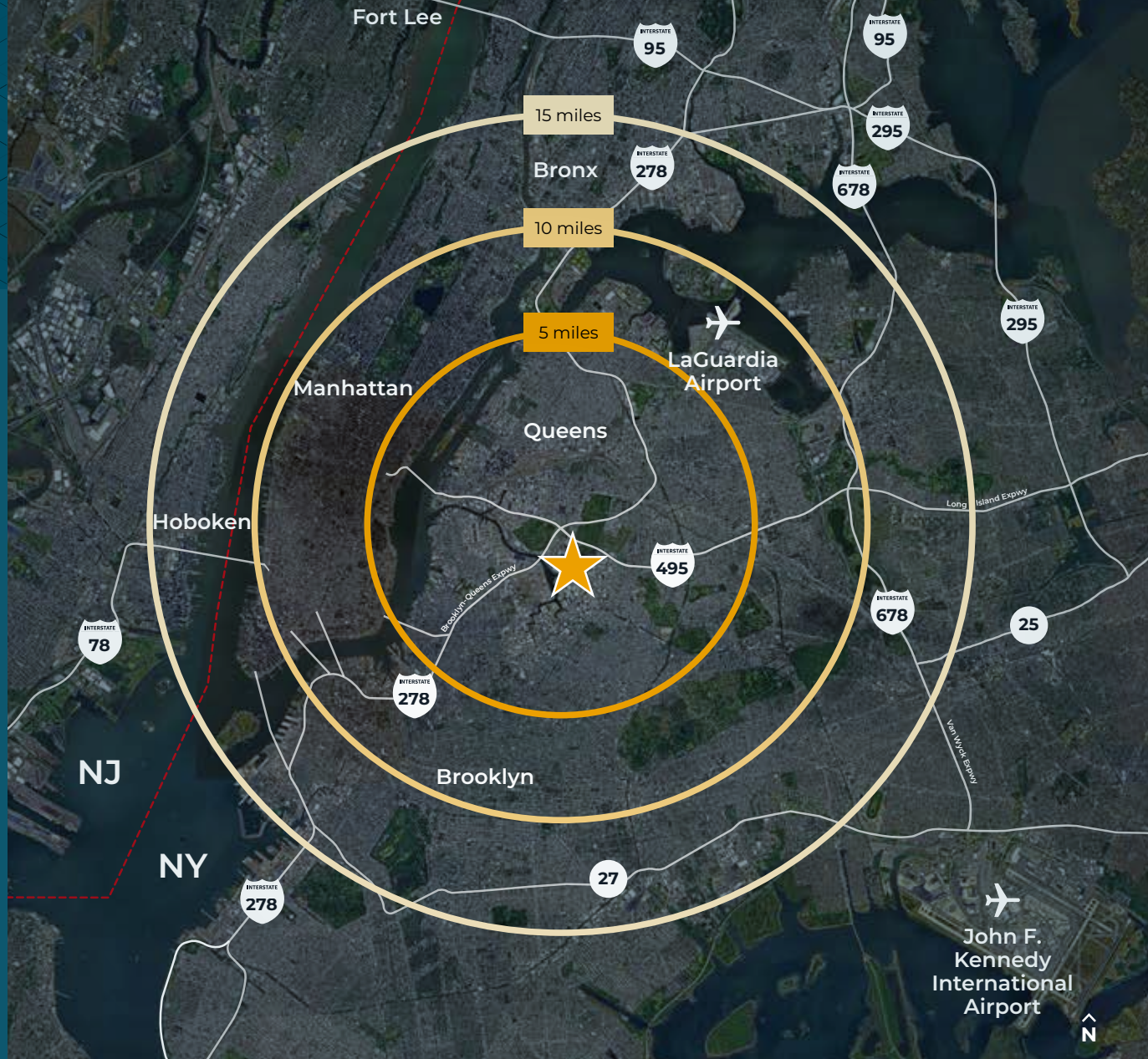
# CORPORATE NEIGHBORS





# LOCAL DEMOGRAPHICS

	5 miles
Total population	3,287,710
Warehouse labor	62,295
Median household income	\$92,892
	10 miles
Total population	8,103,802
Warehouse labor	163,058
Median household income	\$79,785
	15 miles
Total population	10,832,405
Warehouse labor	239,173
Median household income	\$80,503



CONTACT US FOR MORE INFORMATION OR TO ARRANGE A TOUR.

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