58-95 Maurice Avenue
Maspeth, NY

LEASED BY:
JLL

KURV

Kurv Maspeth New York



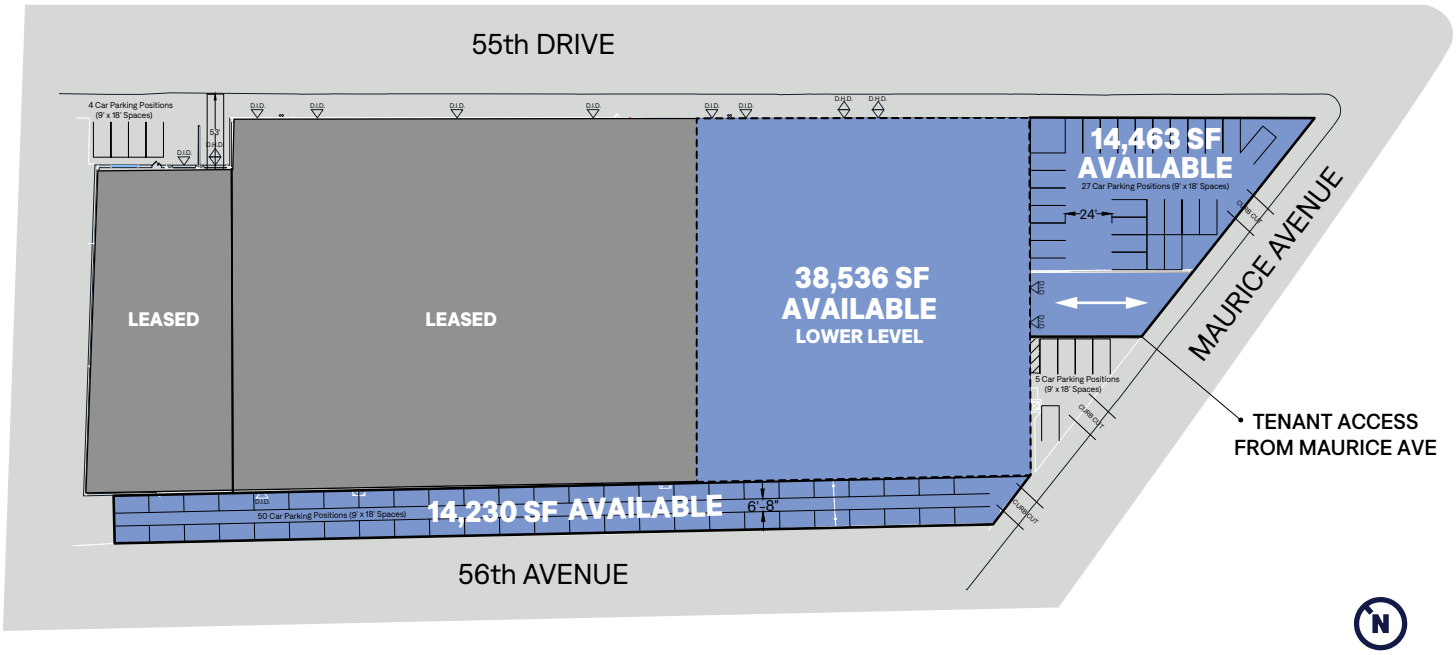
Immediately
Available for Lease

38,536 SF
Available Interior Space

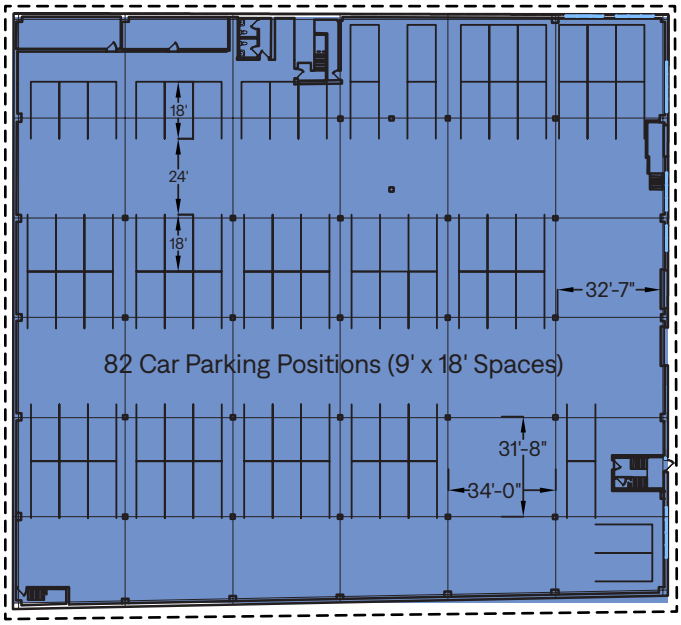
14,230 - 28,693 SF
Available Exterior Space

KURVINDUSTRIAL.COM

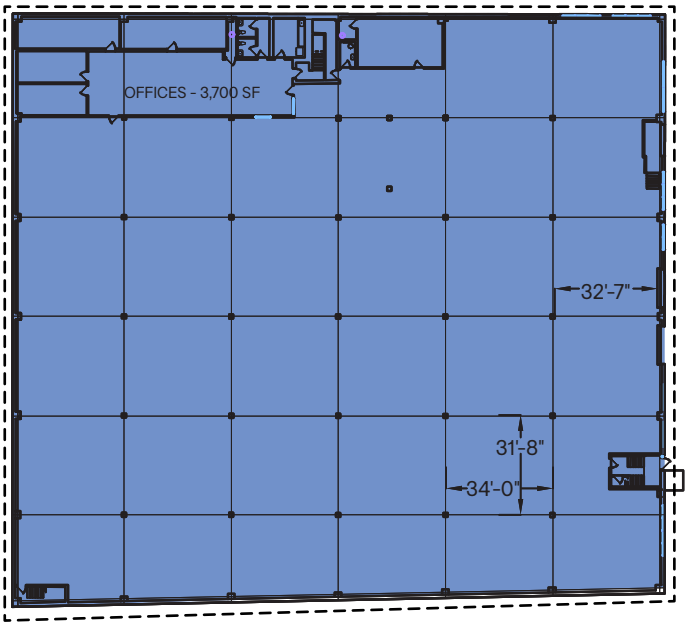
Site Plan



AVAILABLE LOWER LEVEL SPACE WITH CARS



AVAILABLE LOWER LEVEL SPACE WITHOUT CARS



BUILDING OVERVIEW

Building Specs

ADDRESS

58-95 Maurice Avenue,
Maspeth, NY

TOTAL INTERIOR AREA

38,536 SF

TOTAL EXTERIOR AREA

14,230 - 28,693 SF

CLEAR HEIGHT

11'8"

DRIVE-IN DOORS

2 (10' x 14')

OFFICE

3,700 SF

DEDICATED PARKING

77 spaces
(with potential for 159)

POWER

Proportional allocation
(~277 amps)





LOCALITY

Location and Demographics

Located in the Central Queens Submarket, Kurv Maspeth offers immediate access to 495 (0.2 miles) and 278 (1.2 miles) as well as an abundance of local amenities.

Q39 BUS STOP

0.2 miles

BROOKLYN BRIDGE

6.0 miles

MIDTOWN MANHATTAN

5.0 miles

WILLIAMSBURG BRIDGE

4.4 miles

GEORGE WASHINGTON BRIDGE

11.7 miles

LAGUARDIA AIRPORT

4.6 miles

LONG ISLAND CITY, QUEENS

2.4 miles

JFK AIRPORT

8.9 miles

DOWNTOWN MANHATTAN

5.6 miles



LOCALITY

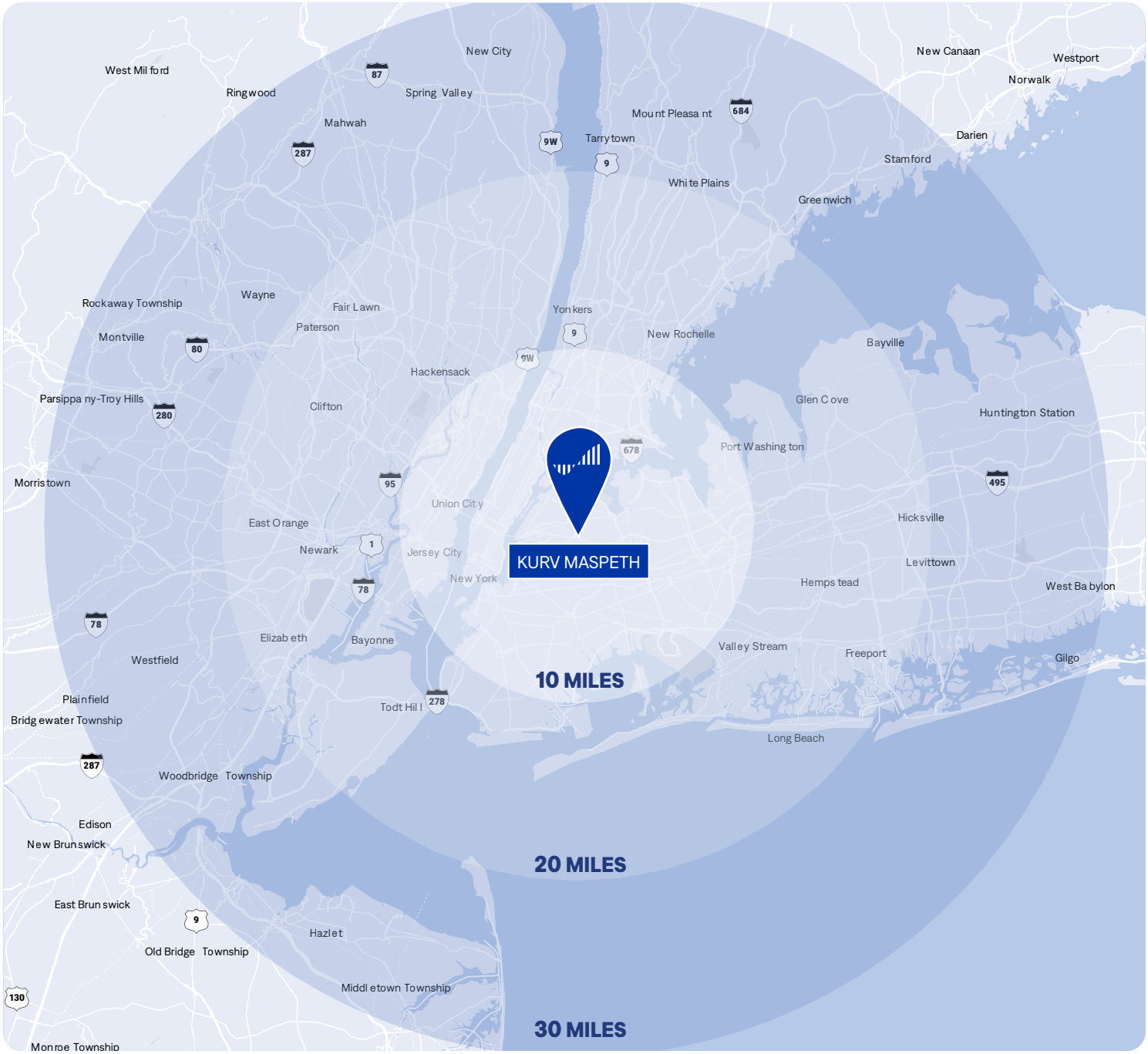

Mount Vernon
New Rochelle
87
GEORGE WASHINGTON BRIDGE
(11.6 miles)
95
LAGUARDIA AIRPORT
(4.6 miles)
Q39 BUS STOP
(0.2 miles)
MIDTOWN MANHATTAN
(5.0 miles)
LONG ISLAND CITY, QUEENS
(2.4 miles)
495
58-95 Maurice Avenue
Maspeth , NY
DOWNTOWN MANHATTAN
(5.6 miles)
Jersey City
BROOKLYN BRIDGE
(6.0 miles)
WILLIAMSBURG BRIDGE
(4.4 miles)
78
JFK AIRPORT
(8.9 miles)
N
278

ACCESSIBILITY



LOCATION

DEMOGRAPHIC INFORMATION	10 MILES	20 MILES	30 MILES
Total Population	8,117,174	13,001,355	15,946,809
Total Warehouse/Transportation Workers	98,580	184,625	224,730
Median HH Income	$79,949	$83,534	$90,787



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle

KURV

FORMERLY BRIDGE

76M+SF

Acquired & Developed since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Miami, Los Angeles, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.



Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

TERMS

Available on a new lease direct from the landlord.

KURV

LEASING INFORMATION

Please contact listing agents below.

JLL

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KURVINDUSTRIAL.COM

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