

# FOR LEASE



# Kalmon Dolgin

AFFILIATES INC.



## 54-60 46<sup>th</sup> Street Maspeth, NY 11378

### Prime 30,000 SF Industrial Opportunity in Maspeth

Positioned in the industrial core of Maspeth, Queens, this 30,000 SF facility offers a highly functional mix of warehouse and office space with 13'–16' ceilings and a flexible 25' x 30' column span. The property features three interior loading docks, a drive-in door, and a 5,000 SF parking lot, making it ideal for distribution or production users. With 1,000 amps of 3-phase power, 100% sprinkler coverage, and M2-1 zoning, the building delivers the infrastructure and location advantages sought after in one of NYC's most strategic industrial markets.

### Building Features

- 20,000 + 10,000 SF
- 3,000 SF Offices
- 5,000 SF Parking Lot
- 13'-16' Ceiling Height
- 3 Interior loading docks
- 1 Drive-In
- 1,000 Amp Electric Service 3 phase
- 100% Sprinkler
- Gas Blowers
- 25 x 30 Column Span
- Zoned M2-1

**Pricing  
Available  
Upon  
Request**

**FOR MORE INFORMATION AND A SITE INSPECTION  
PLEASE CONTACT**

**ROBERT KLEIN**  
Direct: 347-390-1124  
Mobile: 732-533-9511  
Rklein@KalmonDolgin.com

**JEFFREY UNGER**  
Direct: 347-390-1114  
Mobile: 917-971-0995  
Junger@KalmonDolgin.com

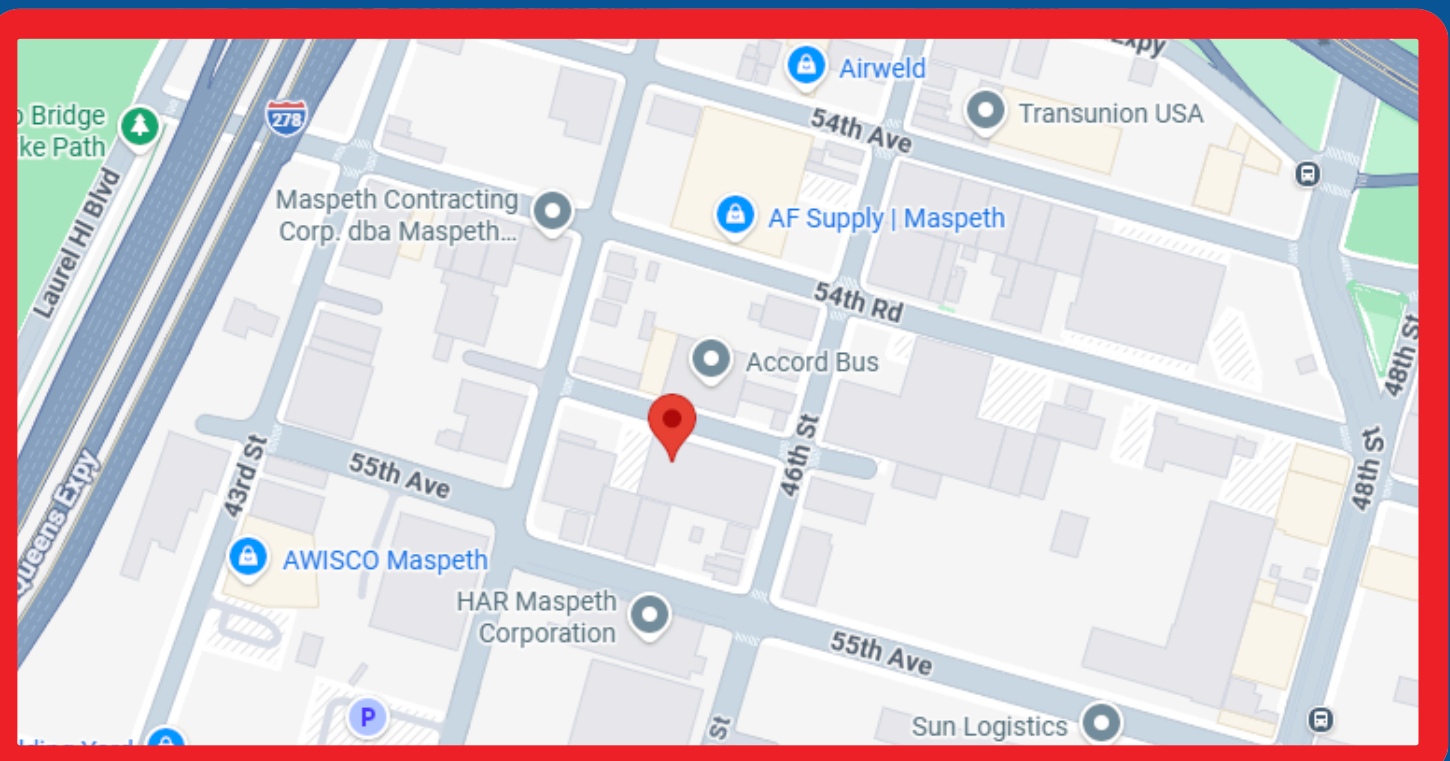
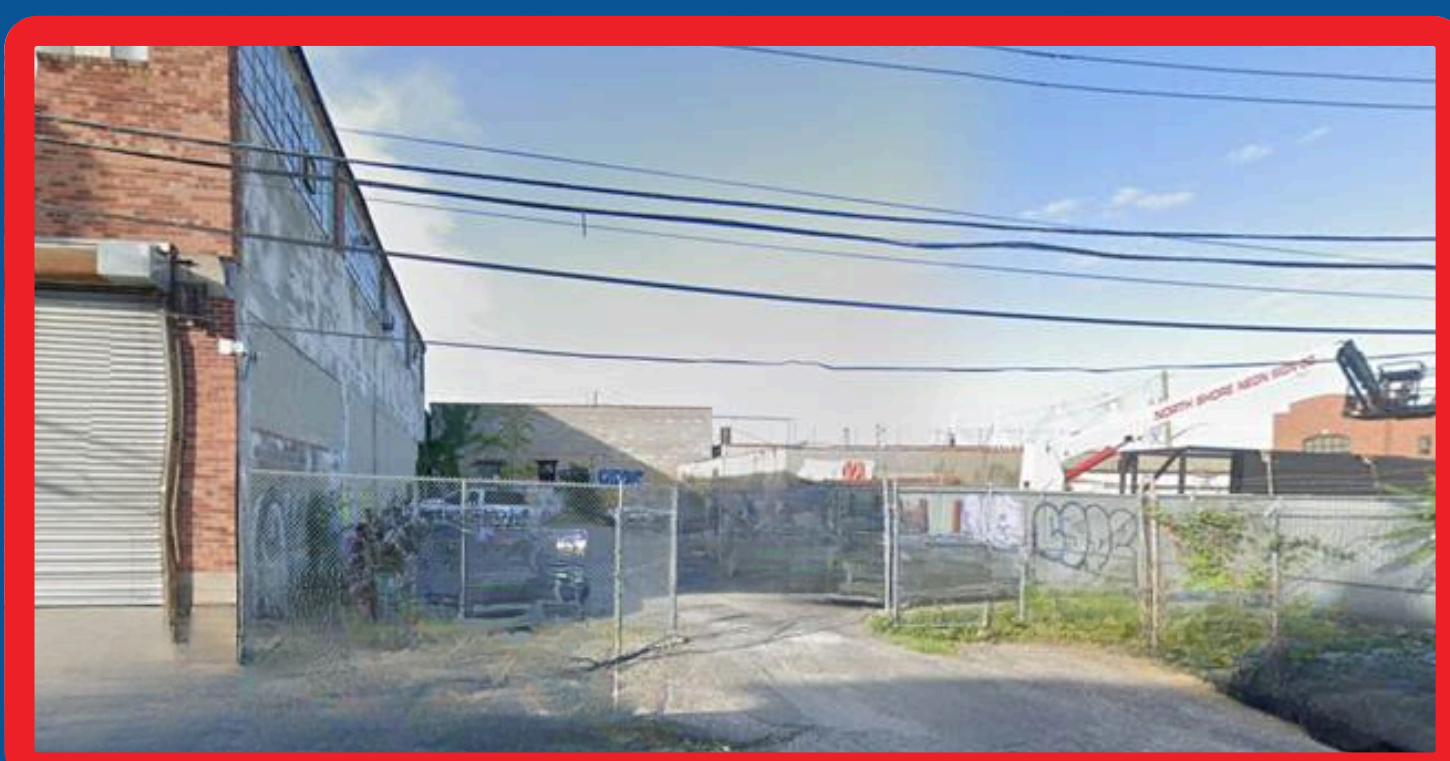
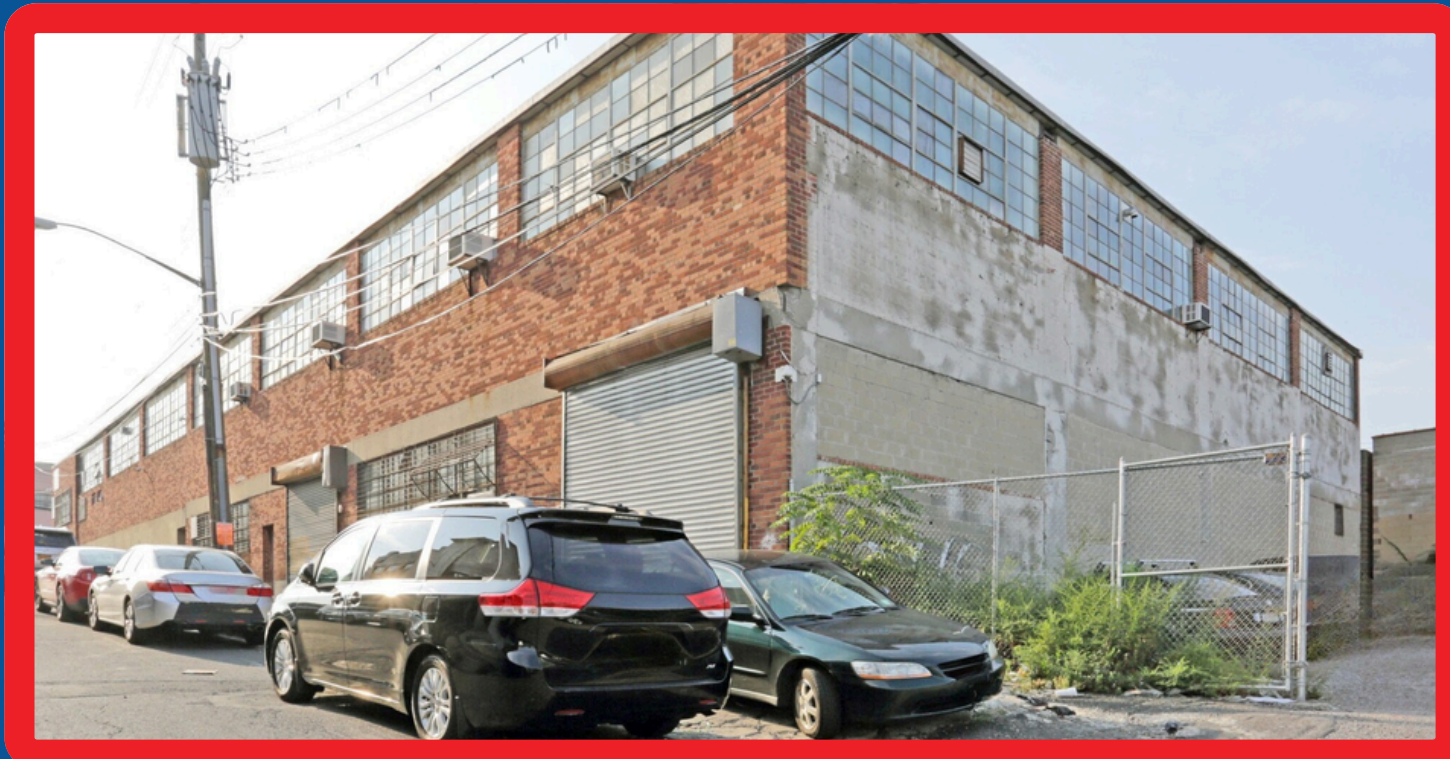
# FOR LEASE



# Kalmon Dolgin

AFFILIATES INC.

## 54-60 46th Street Maspeth, NY 11378



**FOR MORE INFORMATION AND A SITE INSPECTION  
PLEASE CONTACT**

**ROBERT KLEIN**  
Direct: 347-390-1124  
Mobile: 732-533-9511  
Rklein@KalmonDolgin.com

**JEFFREY UNGER**  
Direct: 347-390-1114  
Mobile: 917-971-0995  
Junger@KalmonDolgin.com