



PEARL BUILDING

58-30 GRAND AVENUE
Maspeth, New York



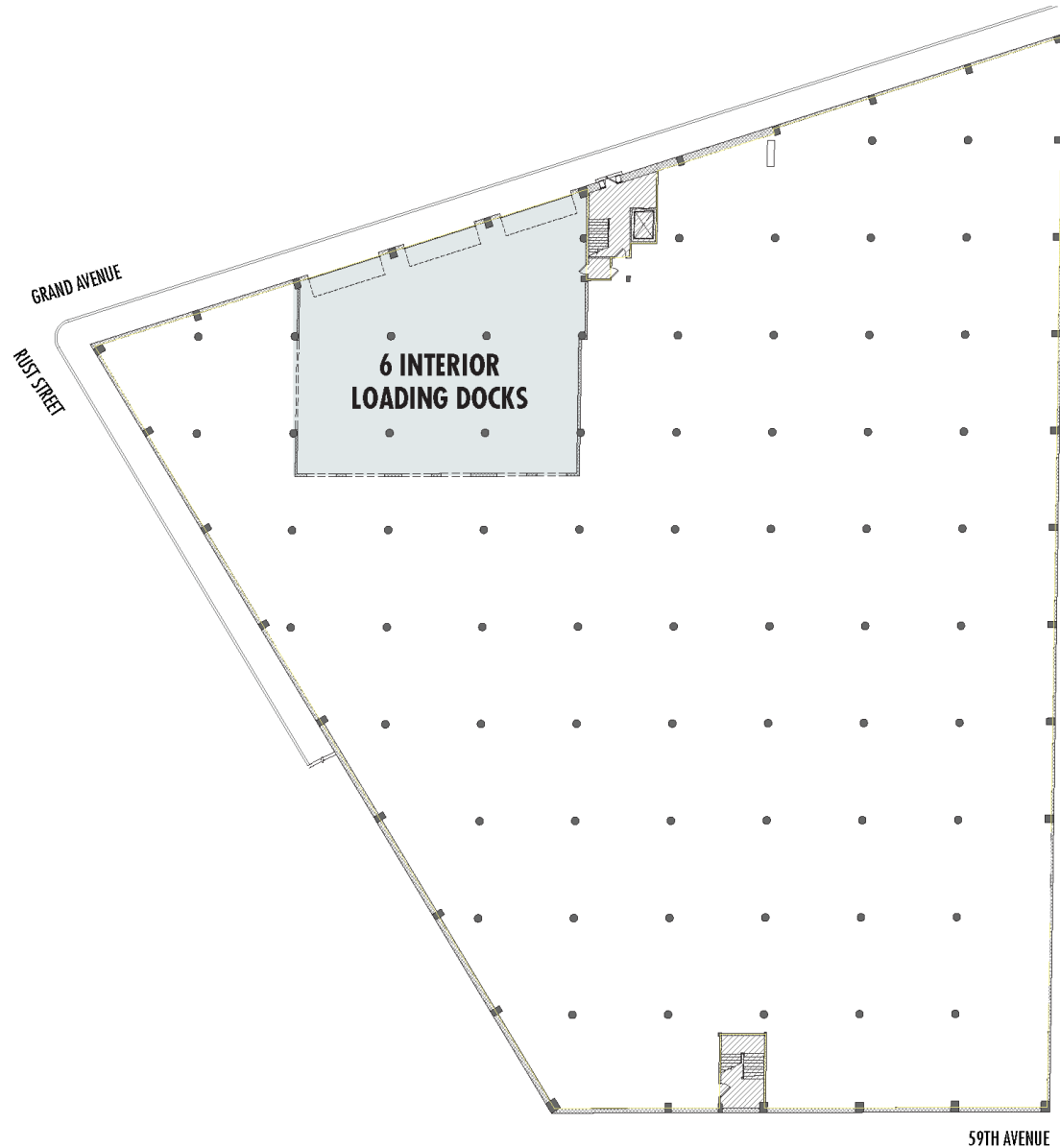
5,200 - 156,792 SF AVAILABLE FOR LEASE

PRIME DISTRIBUTION, STORAGE & MANUFACTURING FACILITY AVAILABLE





**FLEXIBLE DIVISIONS ON ALL FLOORS
PLEASE INQUIRE**



G

GROUND FLOOR

52,264 SF

New LED Lighting Throughout

New Dock Doors and Levelers

New Restrooms

New Interior Paint

16' Ceilings

25'x25' Column Spacing

± 50' - 75' Interior Truck Court

59TH AVENUE



**FLEXIBLE DIVISIONS ON ALL FLOORS
PLEASE INQUIRE**

G2

UPPER GROUND FLOOR

52,264 SF

New LED Lighting Throughout

New Dock Doors and Levelers

New Restrooms

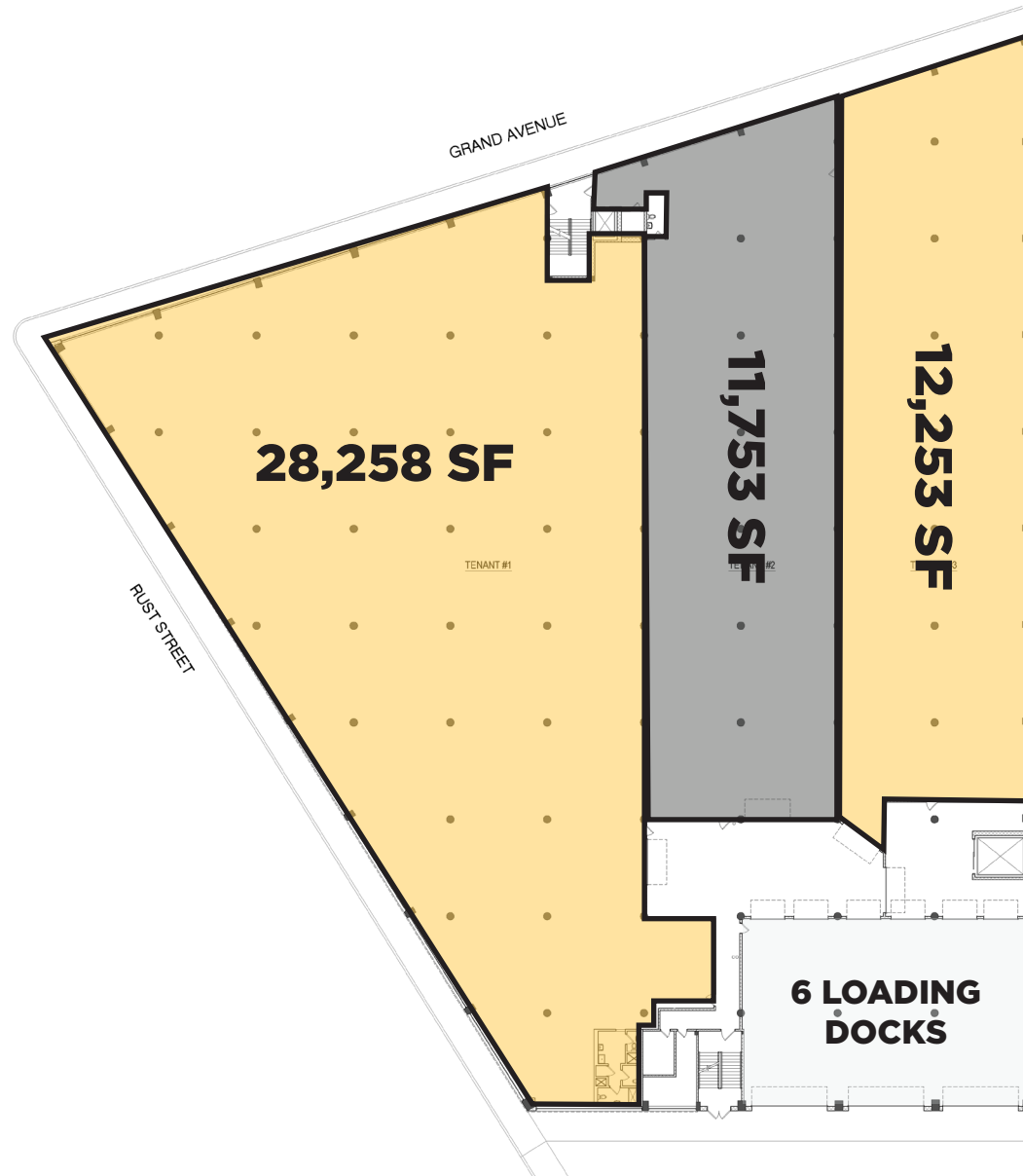
New Interior Paint

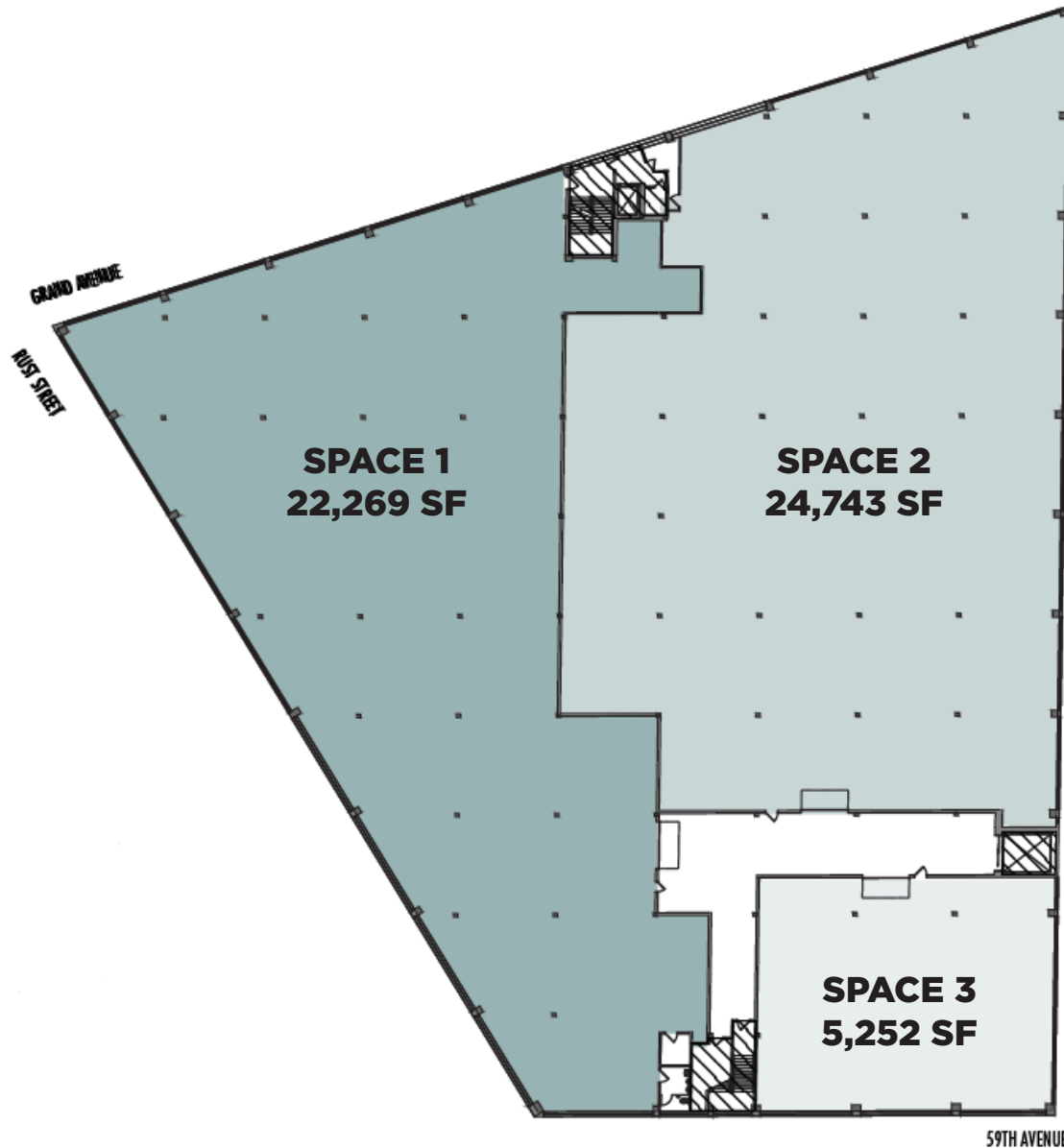
16' 1" Ceilings

25'x25' Column Spacing

6,000 SF Truck Court & Parking Area

± 50' Interior Truck Court





3

THIRD FLOOR

52,264 SF

New LED Lighting Throughout

New Interior Paint

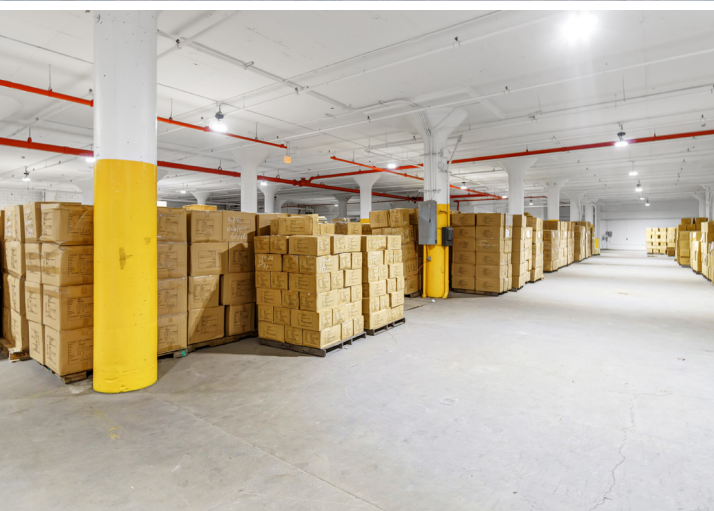
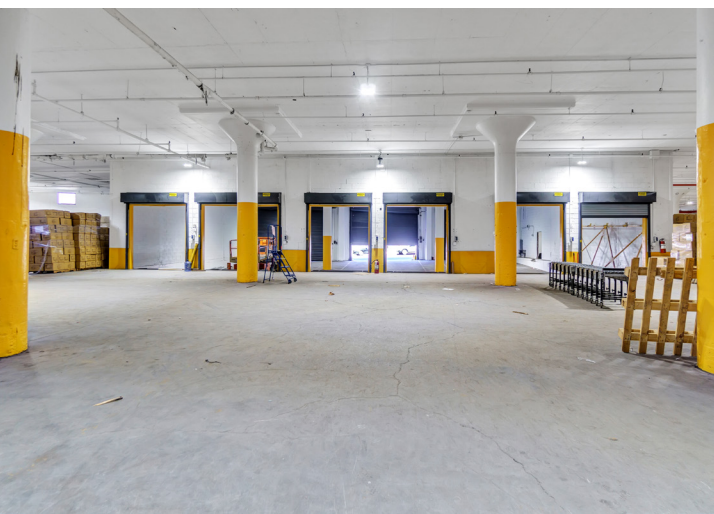
Renovated Restrooms

15' Ceilings

10,000 lb Freight Elevator

25'x25' Column Spacing

Passenger & Freight Elevator Access



>> LOADING AREAS

UPGRADE TO THE DOCK PACKAGES INCLUDING NEW DOORS, BUMPERS, MECHANICAL LEVELERS, TRAFFIC COATINGS, & BUILDING PROTECTION

>> LOBBY UPGRADES

NEW LOBBY, INTERIOR PAINT, LIGHTING, SIGNAGE

>> ROOF UPGRADES

NEW ROOF AND SOLAR PANELS INSTALLED

>> SECURITY CAMERAS

NEW UPGRADED EXTERIOR & INTERIOR TECHNOLOGY

>> ZONING

M3-1

>> ELEVATOR

1 (8,000 LB) PASSENGER
1 (10,000 LB) FREIGHT

>> COLUMN SPACING

25' X 25'

>> FACADE RESTORATION

NEW EXTERIOR PAINT, WINDOW REPLACEMENTS, & ARCHITECTURAL EXTERIOR METAL PANELS

>> MODERN WAY-FINDING

NEW SIGNAGE & PLACEMENTS ON ALL LEVELS

>> LED LIGHTING

NEW EXTERIOR & INTERIOR EFFICIENT LIGHTING

>> FIRE PROTECTION

FULLY SPRINKLERED

>> HVAC

GAS - HEAT



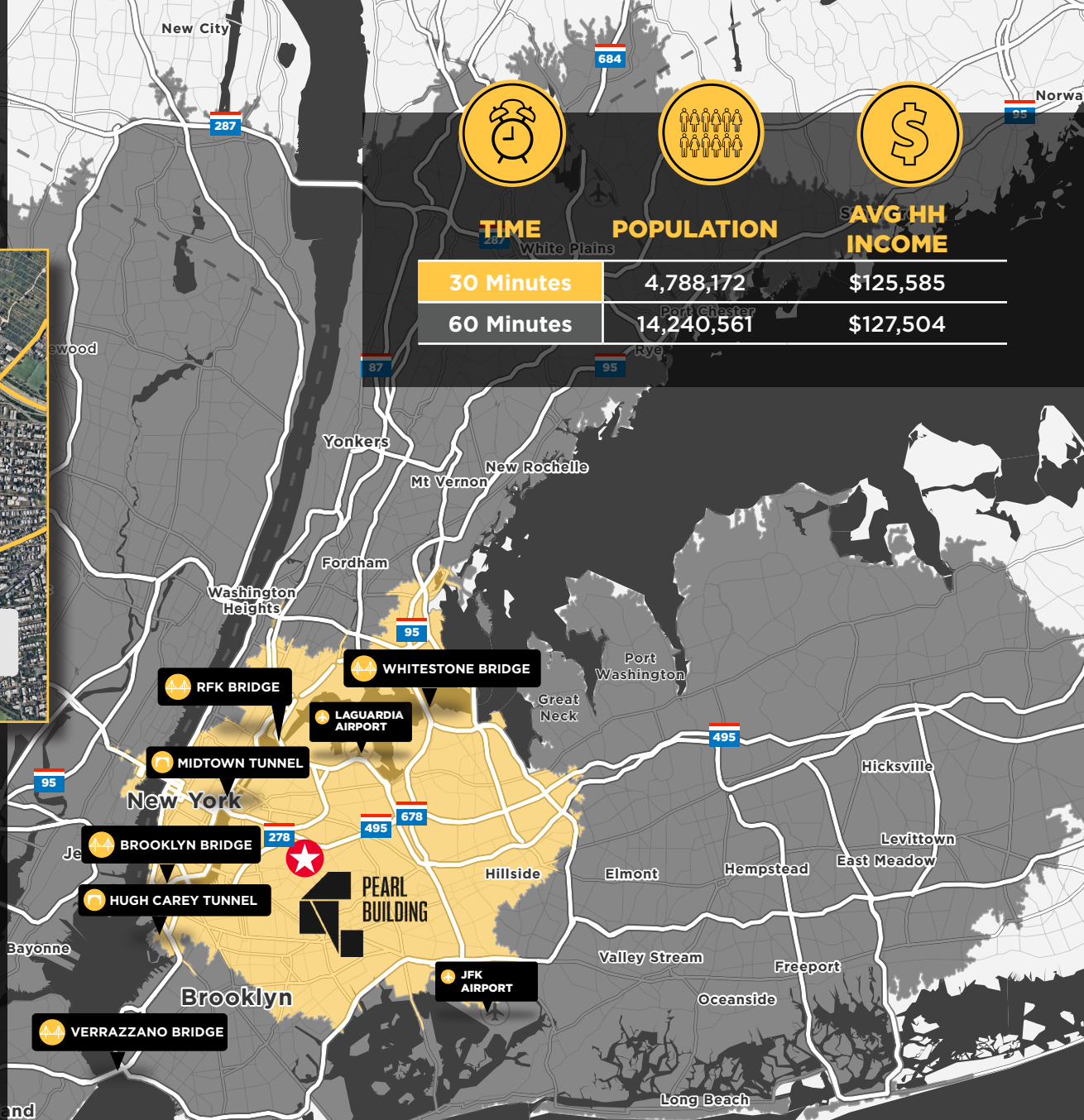
\$2.5 MM
CAPITAL
IMPROVEMENT
PROGRAM

DRIVE TIME & DEMOGRAPHICS



DRIVE DISTANCES			
RFK Bridge	5.2 Miles	Midtown Tunnel	3.6 Miles
Laguardia Airport	5.7 Miles	Queensboro Bridge	3.8 Miles
Whitestone Bridge	8.6 Miles	Manhattan Bridge	5.2 Miles
JFK Airport	9.5 Miles	Barclays Center	6.3 Miles
Verrazzano Bridge	14.3 Miles	Hugh Carey Tunnel	9.3 Miles

- NEAREST BQE ENTRANCE RAMP: 2.6 MILES VIA METROPOLITAN AVE
- NEAREST LIE ENTRANCE RAMP: 1.0 MILE VIA MAURICE AVE



	TIME	POPULATION	AVG HH INCOME
30 Minutes	30 Minutes	4,788,172	\$125,585
60 Minutes	60 Minutes	14,240,561	\$127,504

18M CONSUMERS IN ONE HOUR DRIVE TIME



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FOR MORE INFORMATION, CONTACT:

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