



Jones Lang LaSalle Brokerage, Inc.



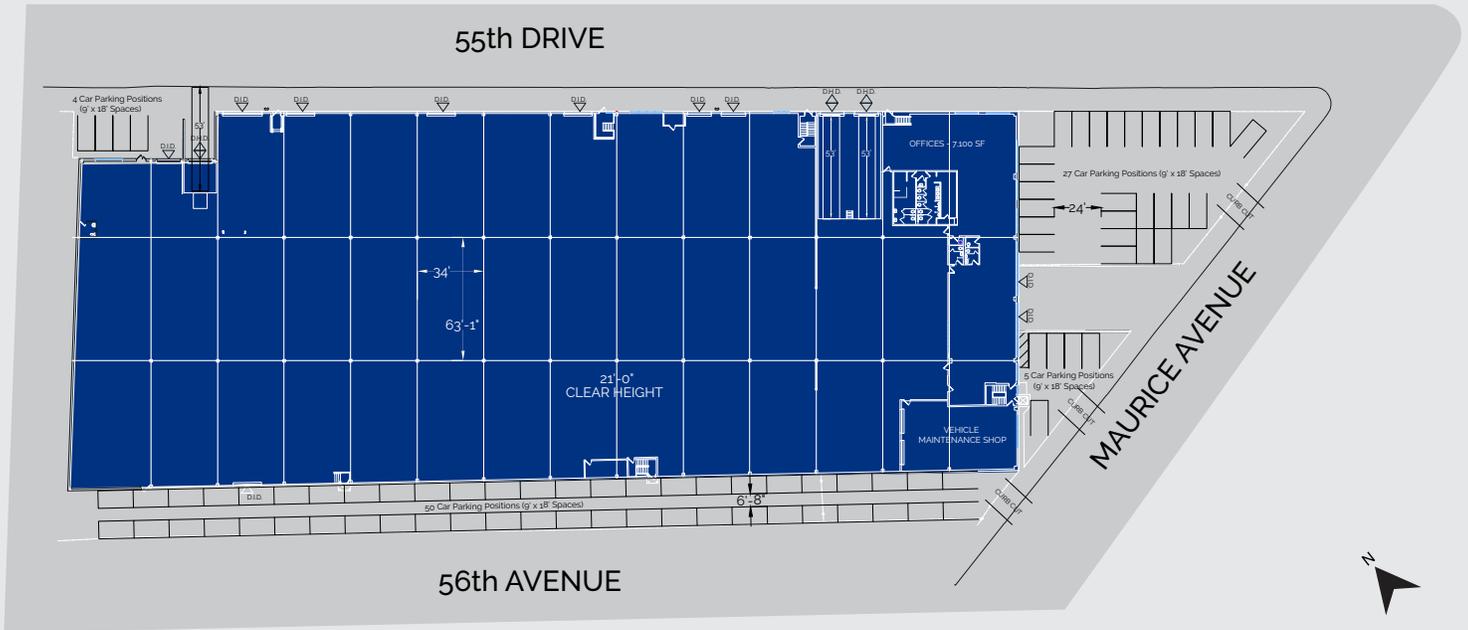
# BRIDGE POINT MASPETH

128,148 SF DIVISIBLE WAREHOUSE

58-95 MAURICE AVENUE | MASPETH, NY

AVAILABLE FOR LEASE Q3 2026

BRIDGEPOINTMASPETH.COM



## SPECIFICATIONS

Total Building: 128,148 SF **DIVISIBLE**

Total Land/Exterior: 30,418 SF

Clear Height: 21'

Column Spacing: 34' x 63'1"

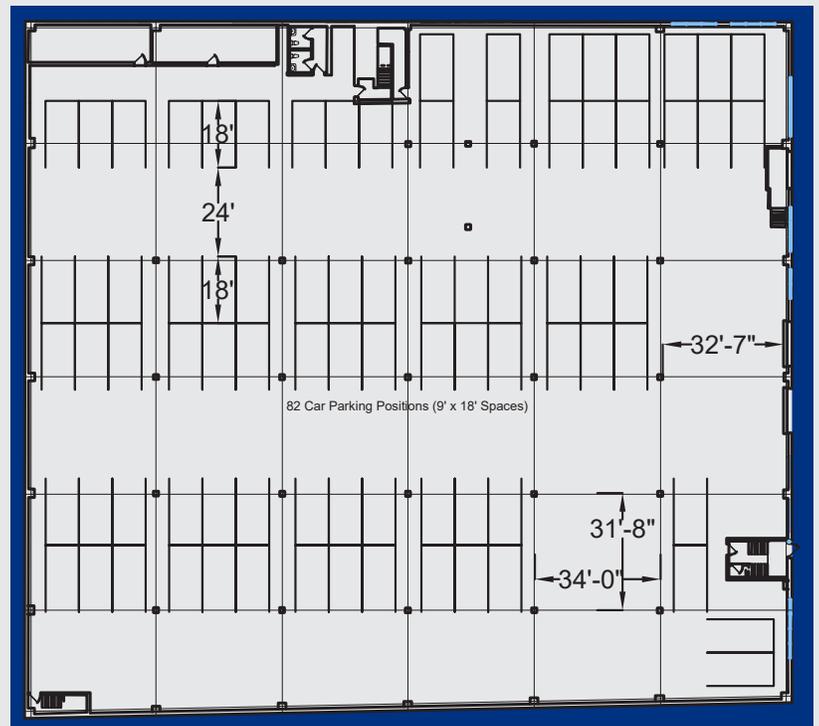
Dock Doors: 3

Drive-in Doors: 10 (10'x14')

Car Parking Spaces: 168

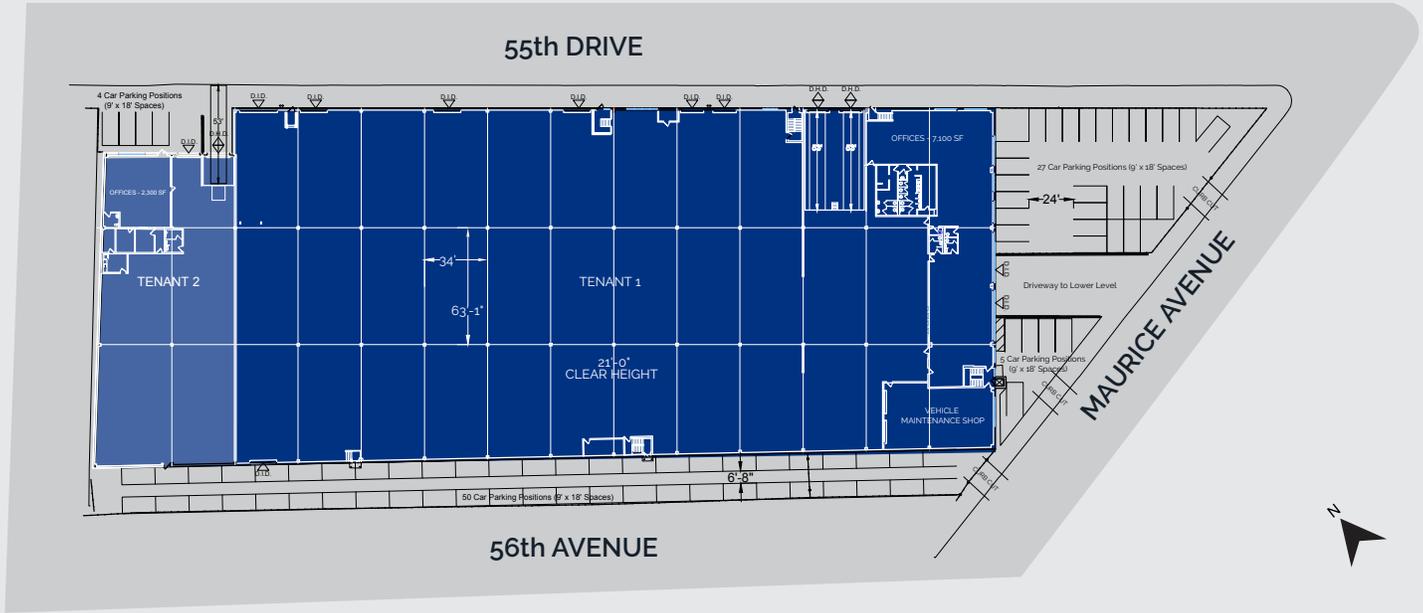
Spec Office: To Suit

Power: 830 amps

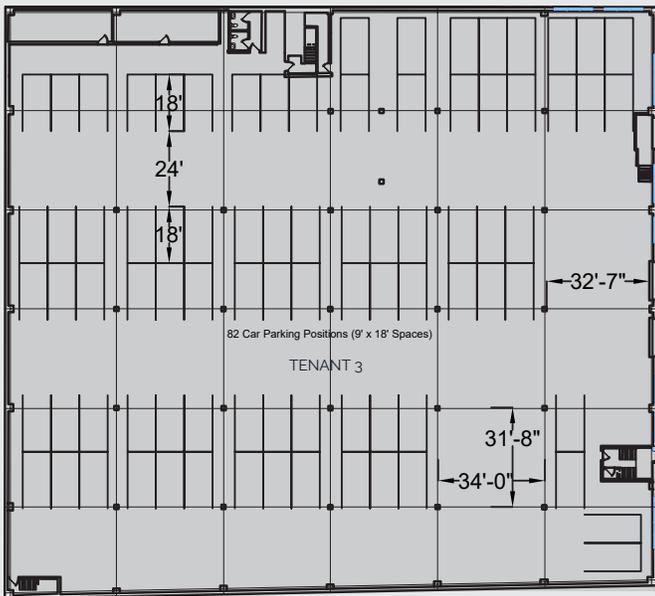




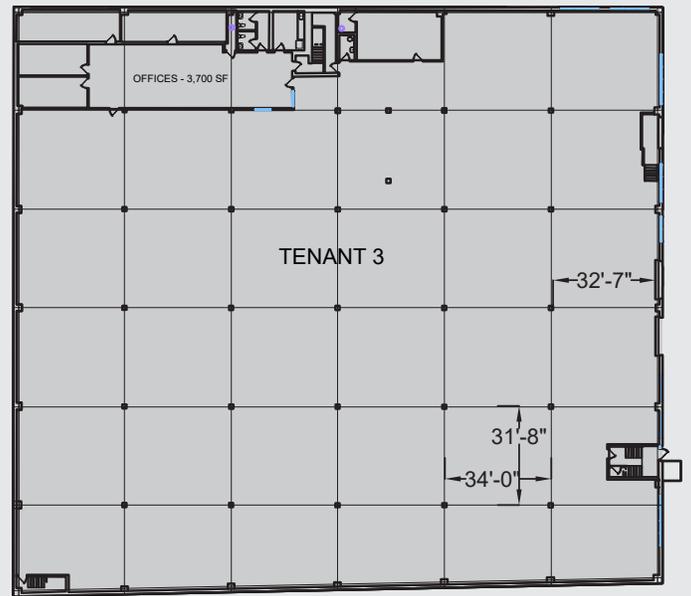
# SITE PLAN - 3 TENANT



**Lower Level Space With Cars**



**Lower Level Space Without Cars**



SPECIFICATIONS	Total Exterior Area	Total Interior Area	Dock Doors	Drive-in Doors	Car Parking Spaces	
					with cars	without cars
TENANT 1	14,230 SF	77,135 SF	2	7	55	
TENANT 2	1,725 SF	12,477 SF	1	1	4	
TENANT 3	14,463 SF	38,536 SF	N/A	2	with cars	without cars
					109	27

# LOCATION AND DEMOGRAPHICS

Located in the Central Queens Submarket, Bridge Point 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**

LaGuardia Airport  
**4.6 miles**

Brooklyn Bridge  
**6.0 miles**

Long-Island City, Queens  
**2.4 miles**

Midtown Manhattan  
**5.0 miles**

JFK Airport  
**8.9 miles**

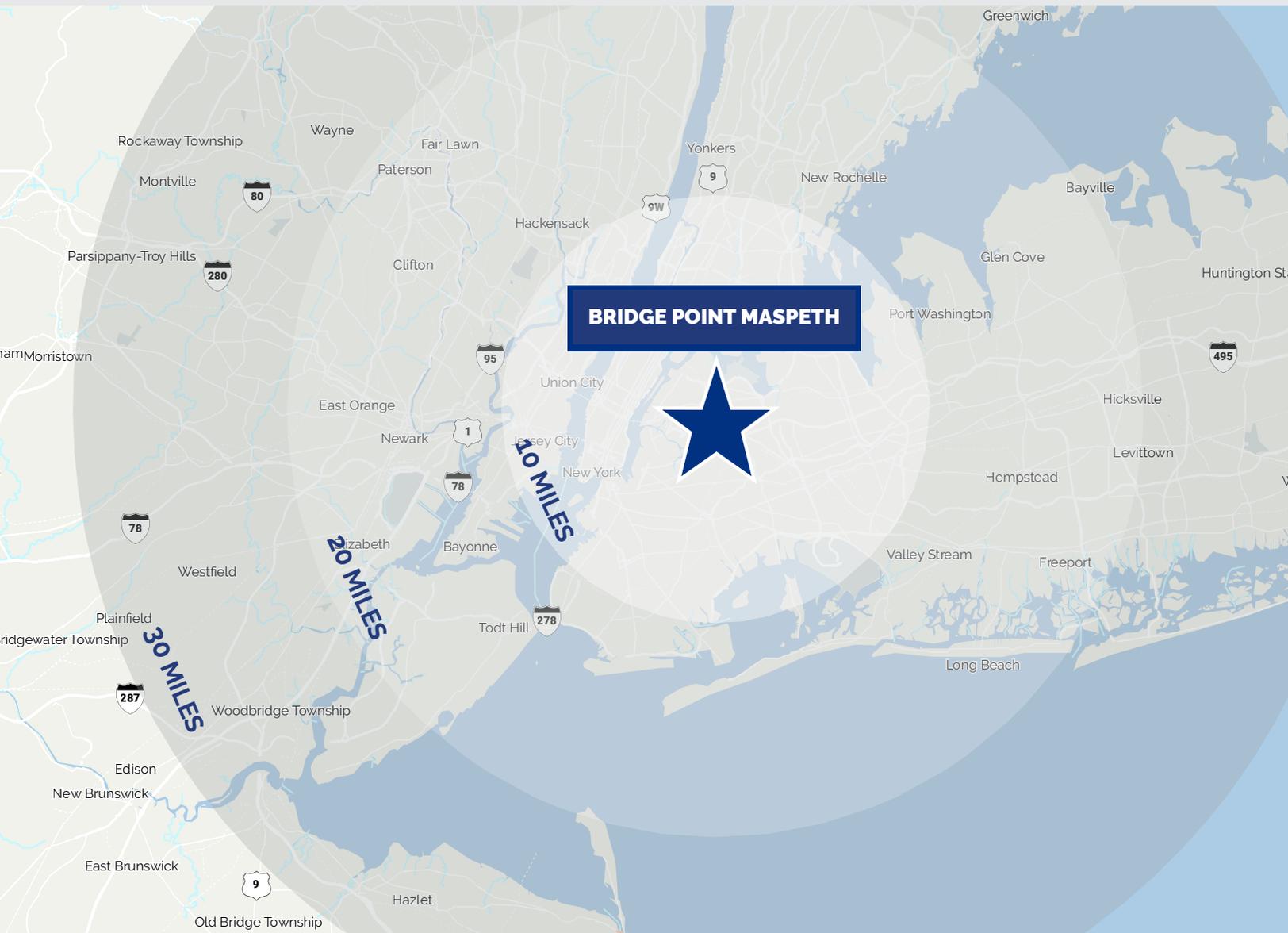
Williamsburg Bridge  
**4.4 miles**

Downtown Manhattan  
**5.6 miles**

George Washington Bridge  
**11.7 miles**



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





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Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.

74M+ SF *ACQUIRED & DEVELOPED SINCE 2000*

### 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.



For further information please contact the below agents:



**bridgepointmaspeth.com** | 58-95 Maurice Ave, Maspeth, NY

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