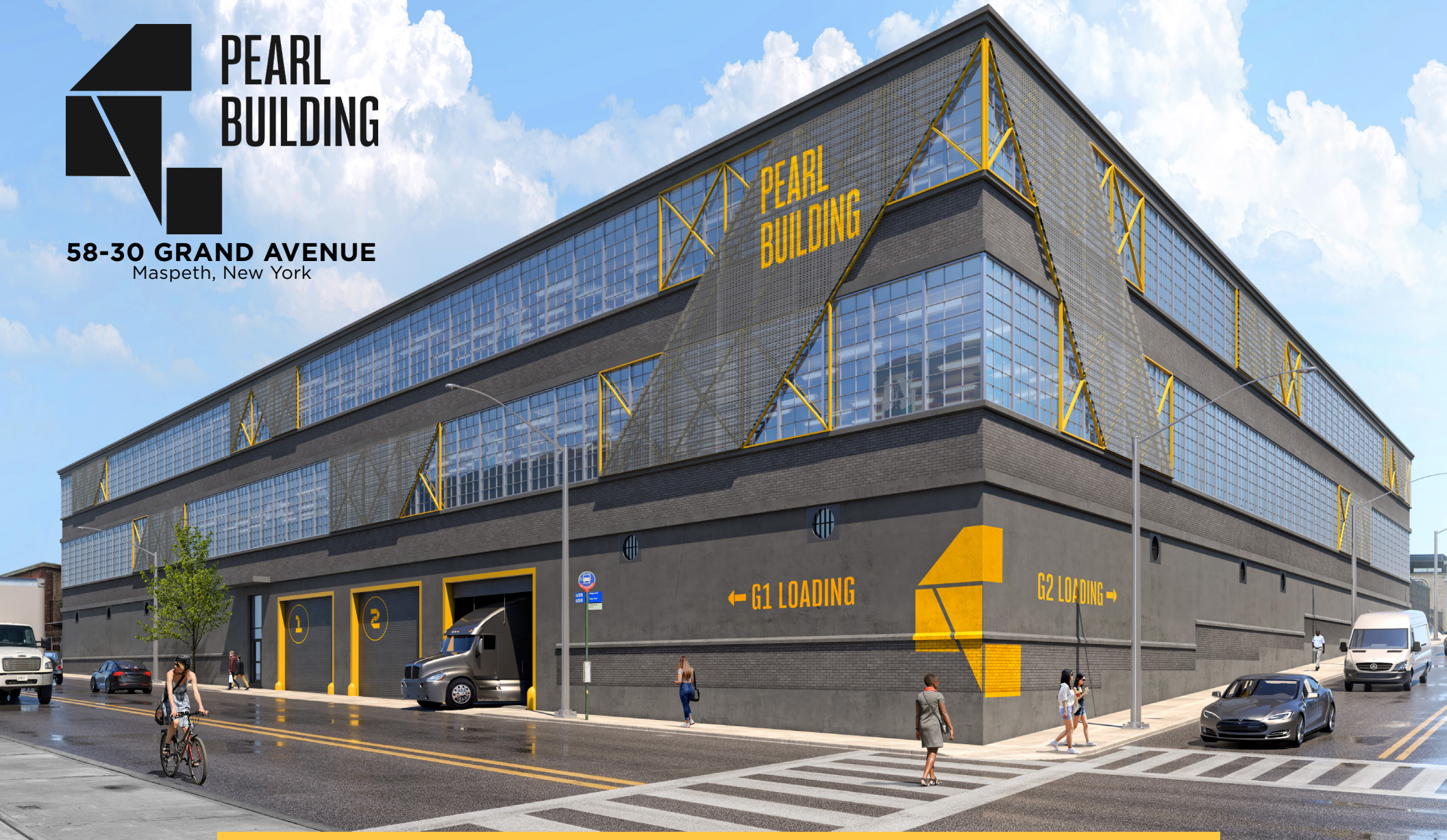




# PEARL BUILDING

**58-30 GRAND AVENUE**  
Maspeth, New York



**22,269 SF AVAILABLE FOR LEASE**

PRIME DISTRIBUTION, STORAGE & MANUFACTURING FACILITY AVAILABLE

**E SOLUTIONS**  
MARKETING & STRATEGY

**CUSHMAN &  
WAKEFIELD**

3

THIRD FLOOR

**22,269 SF**

New LED Lighting Throughout

New Gas Heating Throughout

New Interior Paint

Renovated Restrooms

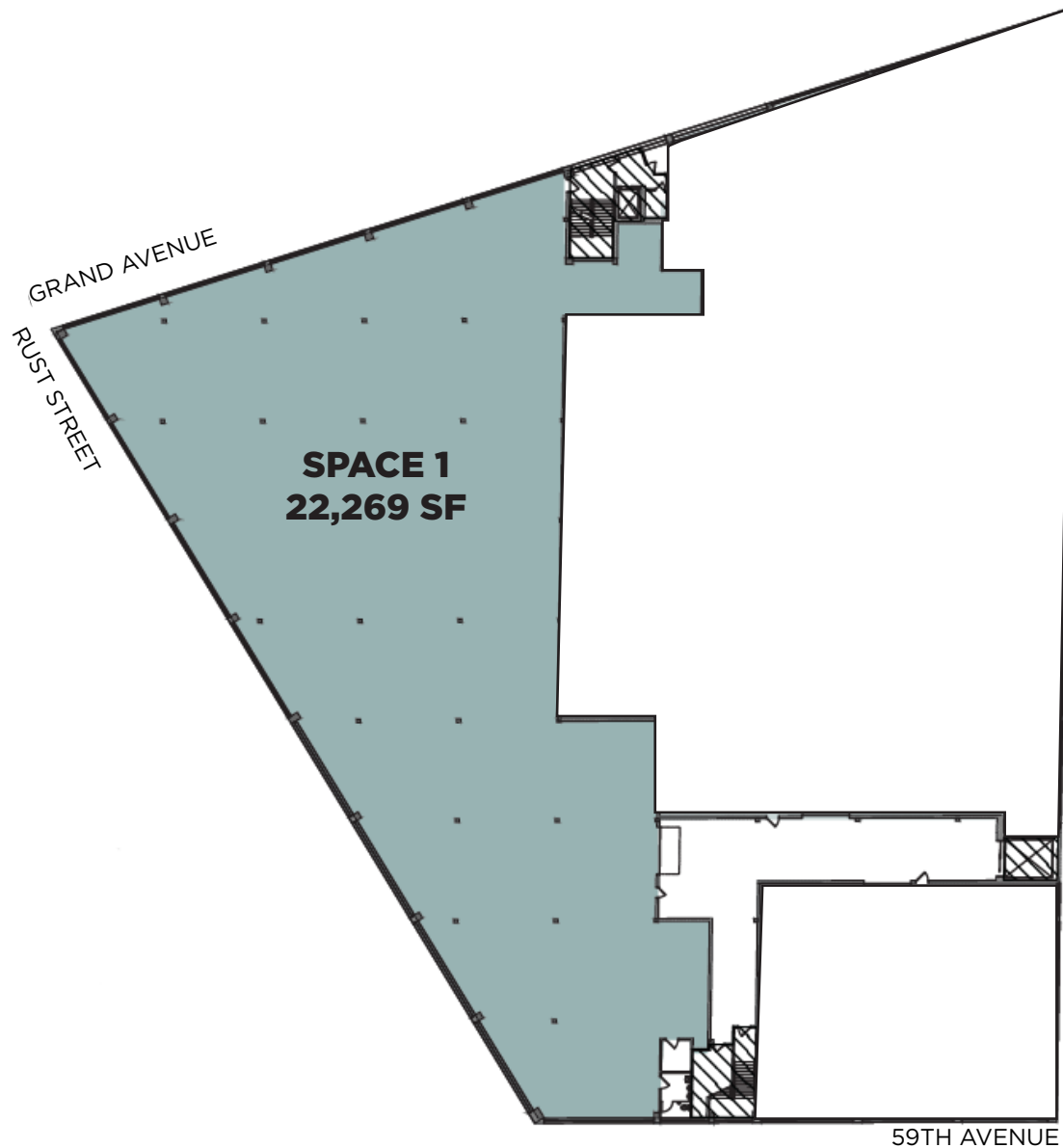
15' Ceilings

10,000 lb Freight Elevator

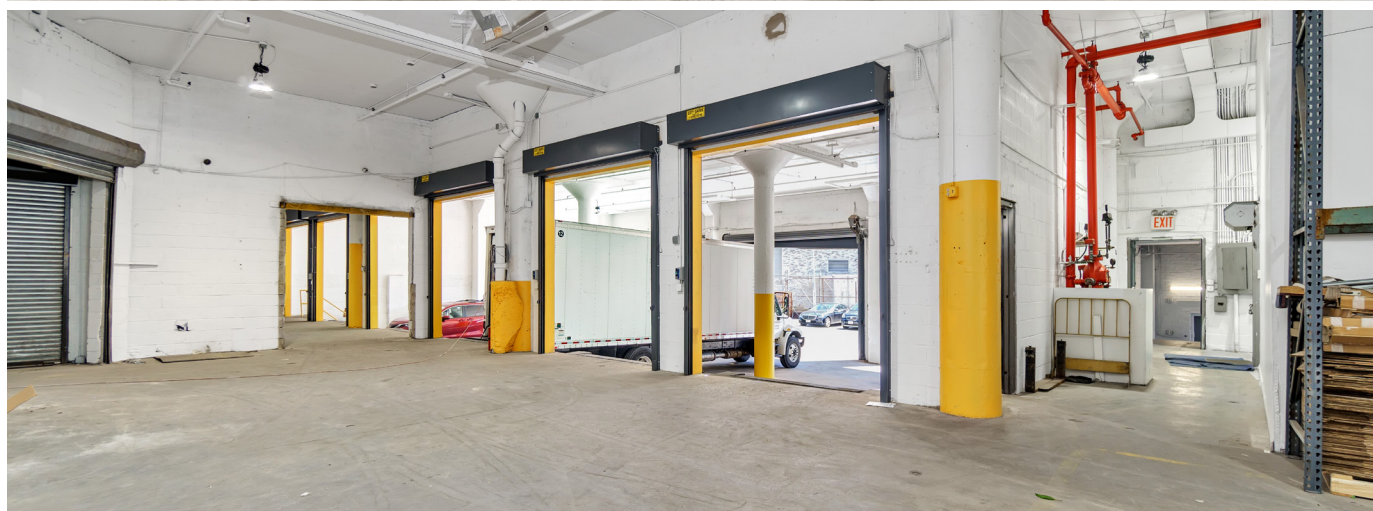
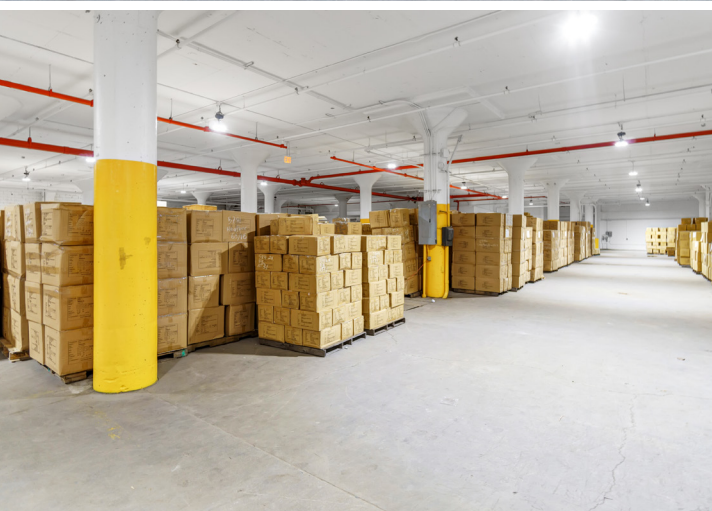
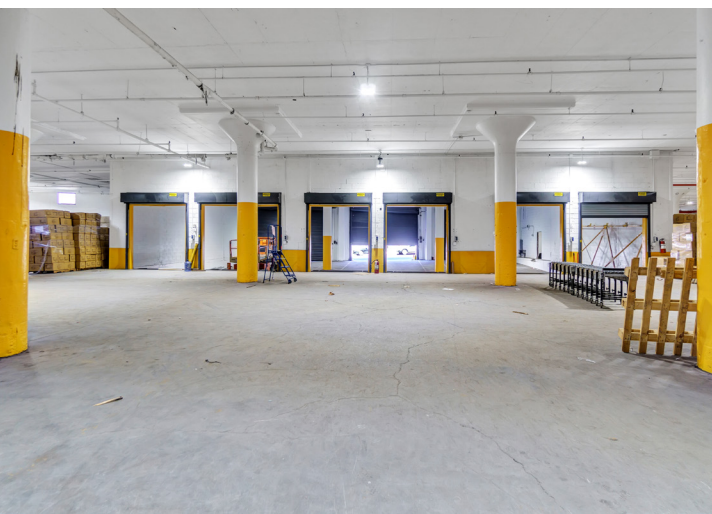
25'x25' Column Spacing

Three (3) Shared Docks

Passenger &amp; 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

### >> 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

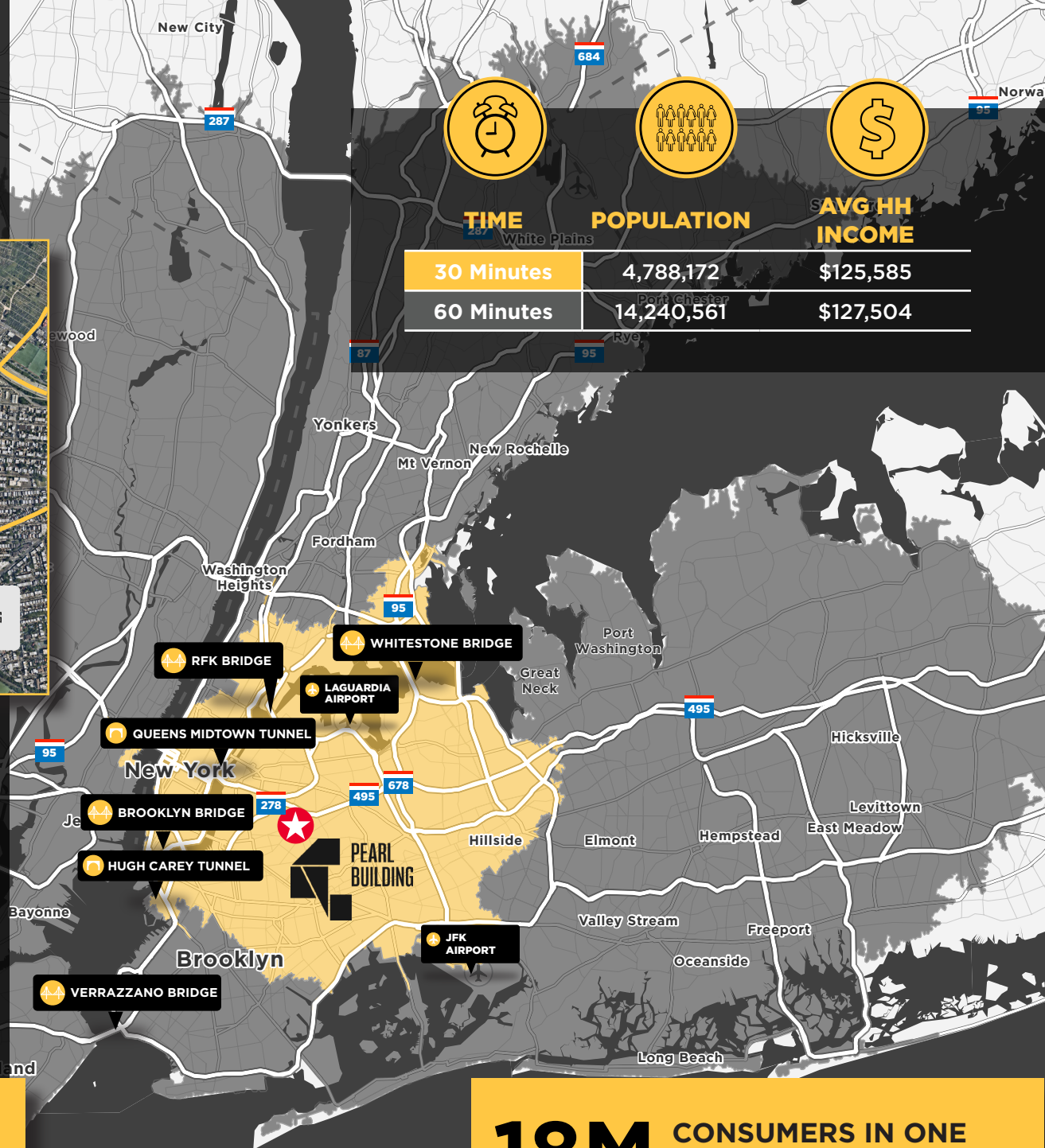
# DRIVE TIME & DEMOGRAPHICS



## DRIVE DISTANCES

RFK Bridge	5.2 Miles	Queens 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



**18M** CONSUMERS IN ONE HOUR DRIVE TIME





# PEARL BUILDING

**58-30 GRAND AVENUE**  
Maspeth, New York



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