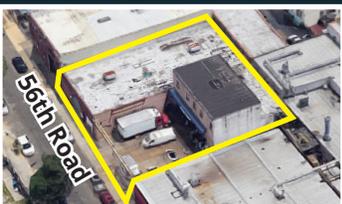


EXCLUSIVE

# FOR SALE: NNN CORPORATE ANCHORED WAREHOUSE 6.5% CAP RATE

59-46 56TH ROAD MASPETH, NY 11378

TENANT IN PLACE : KKR & CO. INC. (NYSE: KKR)



### PROPERTY OVERVIEW:

- 7,500 SF GROUND FLOOR WAREHOUSE
- 1,500 SF SECOND FLOOR OFFICE
- 2,500 PAVED & FENCED PARKING LOT
- ZONED M1-1

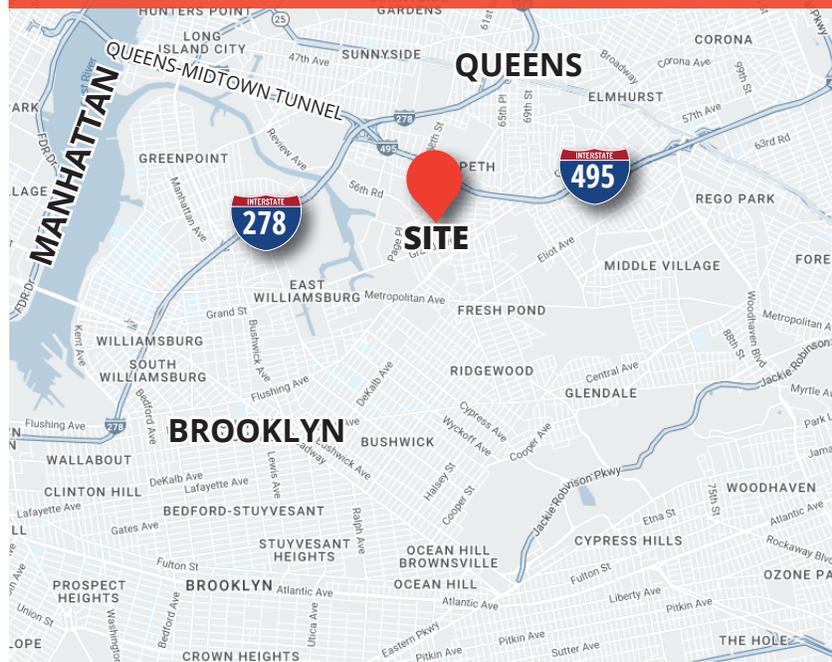
### FEATURES:

- HVAC SYSTEM
- RADIANT HEAT SYSTEM FOR PARKING LOT & SIDEWALK
- 16 FT CEILINGS
- ZONED M1-1
- GAS HEAT BLOWERS THROUGHOUT
- **TENANT IN PLACE : KKR & CO. INC. (2022 REVENUE : \$7.246 BILLION)**

### ACCESS:

- MINUTES TO  

**GREAT 10-31 EXCHANGE!  
FAVORABLE 6.5% CAP RATE**



### EXCLUSIVE AGENTS

**TOMAS SHLEIWET**  
(718) 786-5050 x209  
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