

## Warehouse For Lease

### LOCATION OVERVIEW

Situated in a highly accessible Nassau County industrial hub with direct connectivity to the Long Island Expressway (Exit 41) and major arterial routes including Route 107, Route 24, Northern State Parkway, and NY-135.

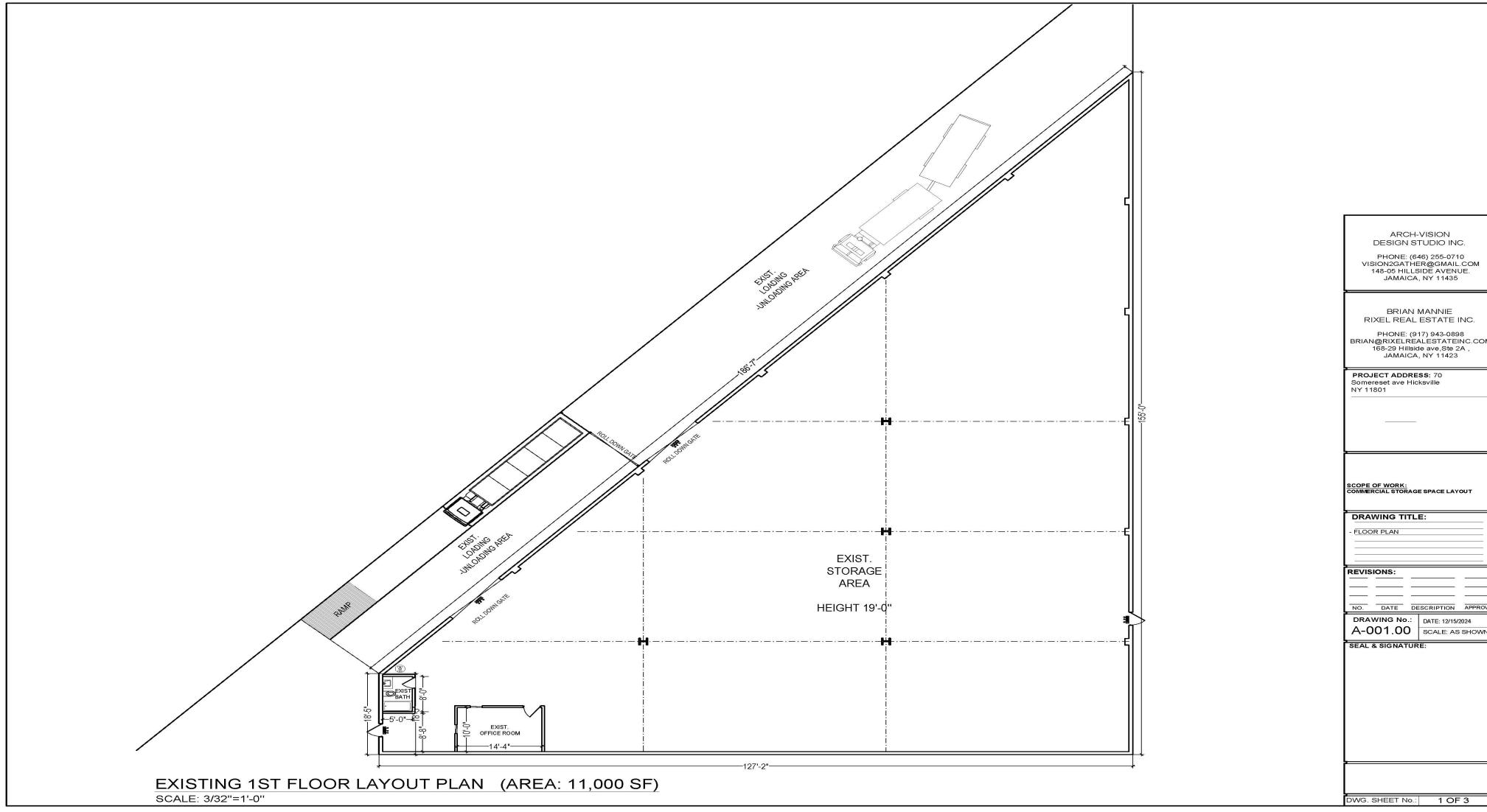
The surrounding area is anchored by national distribution and freight operators along Grumman Road West.

The property features a  $\pm 10,000$  SF interior warehouse with high clear ceilings and existing racking, complemented by strong rear-access loading functionality, approximately  $\pm 4,000$  SF of exterior storage, and generous on-site parking. The property is ideally positioned for warehouse, logistics, distribution, and storage users seeking efficient operational flow and flexible storage capacity.

### OFFERING SUMMARY

- $\pm 10,000$  SF interior building area
- One (1) dock-high loading position and one (1) drive-in overhead door
- 18-foot clear ceiling height
- Separately metered utilities
- Exterior :  $\pm 4,000$  SF

**PRICE : REQUEST**



70 Somerset Ave, Hicksville, NY 11801

## TRANSPORTATION

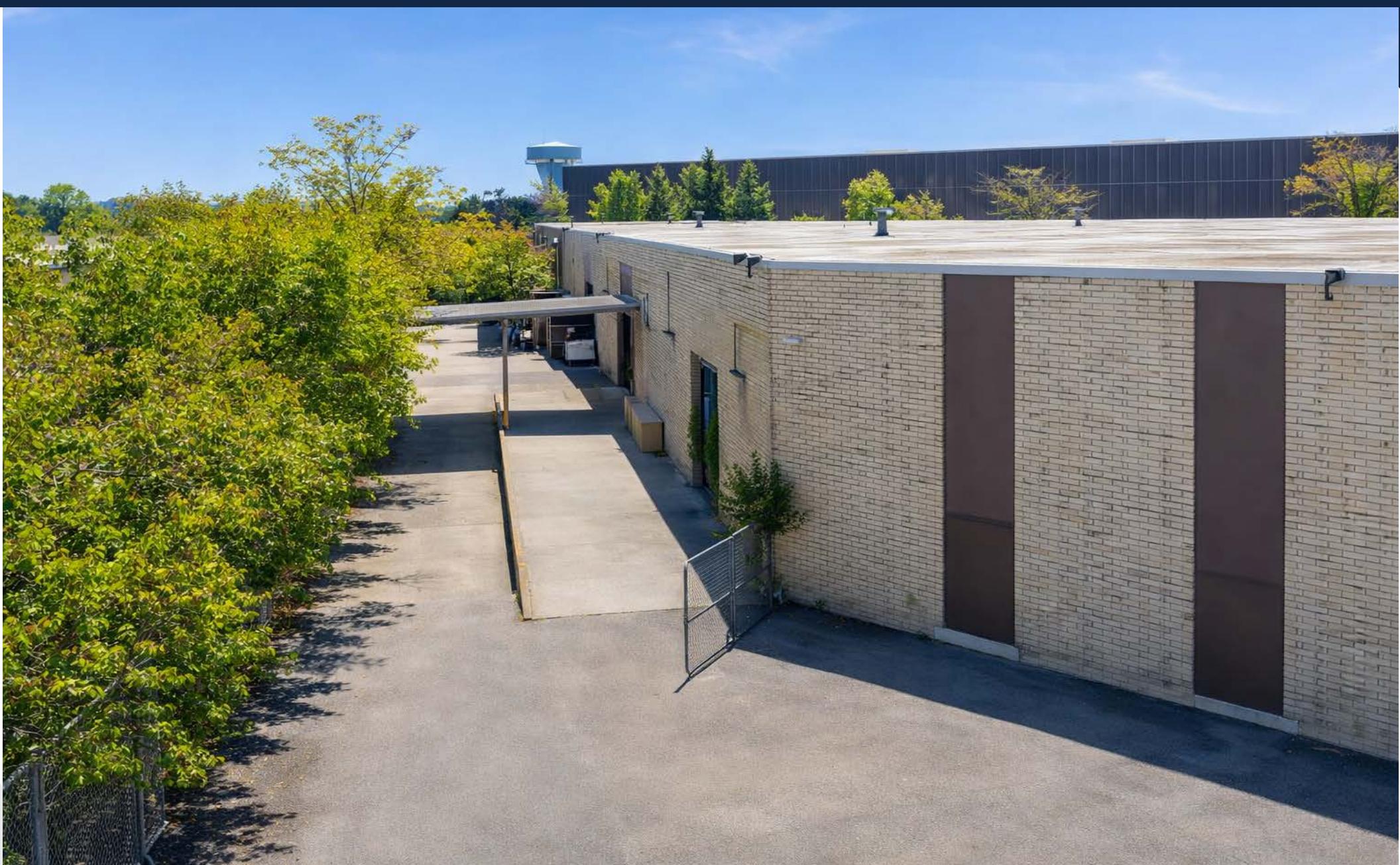
 LIRR :Hicksville Station

 (NICE)  
N24, N48, N79, and N22

 Long Island Expressway (I-495)  
Northern State Parkway

**RIXEL REAL ESTATE**

70 Somerset Ave, Hicksville, NY 11801



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