

FOR LEASE

70 Somerset Ave, Hicksville, NY 11801

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.

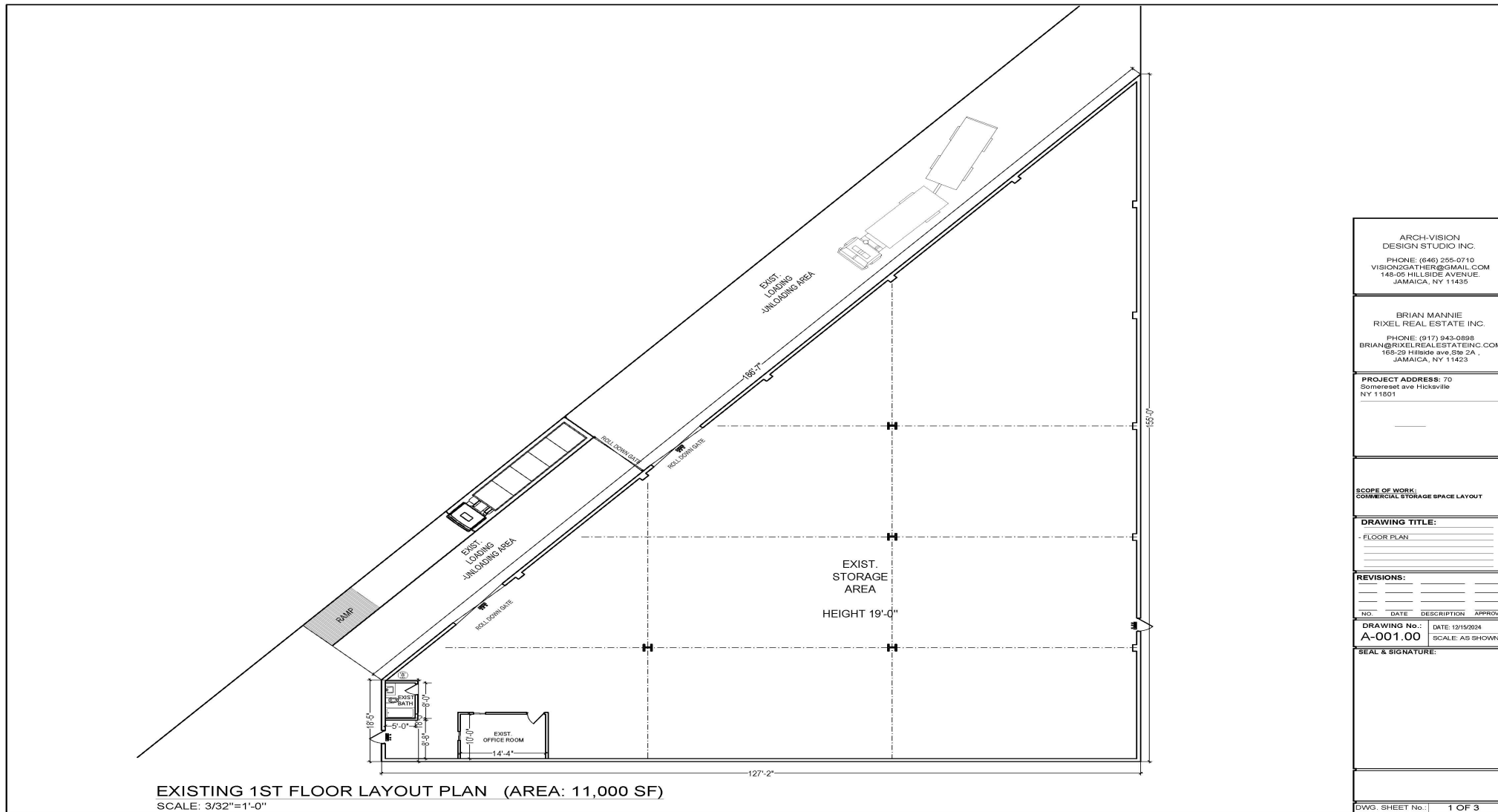
The surrounding area is anchored by national distribution and freight operators along Grumman Road West.

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



ARCH-VISION DESIGN STUDIO INC. PHONE: (646) 255-0710 VISION2GATHER@GMAIL.COM 148-05 HILLSIDE AVENUE, JAMAICA, NY 11435			
BRIAN MANNIE RIXEL REAL ESTATE INC. PHONE: (917) 943-0898 BRIAN@RIXELREALESTATEINC.COM 165-29 HILLSIDE AVE 2A, JAMAICA, NY 11423			
PROJECT ADDRESS: 70 Somerset Ave Hicksville NY 11801			
SCOPE OF WORK: COMMERCIAL STORAGE SPACE LAYOUT			
DRAWING TITLE: - FLOOR PLAN			
REVISIONS:			
NO.	DATE	DESCRIPTION	APPROV.
DRAWING No.: A-001.00		DATE: 12/15/2024	SCALE: AS SHOWN
SEAL & SIGNATURE:			
DWG. SHEET No.: 1 OF 3			

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 168-29 Hillside Avenue, Ste 2A, Queens NY 11432 917-943-0898

Information is from sources deemed reliable but is not guaranteed and may be subject to errors, omissions, price or condition changes, prior sale, lease, or withdrawal without notice.

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