



145 E MINEOLA AVENUE

Valley Stream, NY 11580

ASKING RENTAL

\$26 PSF MG

14,500 SF freestanding warehouse in Valley Stream's industrial corridor, moments from Sunrise Highway and the LIRR, with 15' clear ceilings, three 12' drive-in doors, and heavy power.

Landlord to make significant capital improvements to the property, including new roofs and paving of the yard area.

PROPERTY DETAILS

Warehouse Size	14,500 SF
Land Size	± 8,000 SF
Combined Indoor + Outdoor	± 22,500 SF
Ceiling Height	15' Clear
Loading	3 Drive-In Doors — 12' Clear
Electric	Heavy Power
Heat	Oil

EXCLUSIVELY THROUGH WTD REALTY PARTNERS

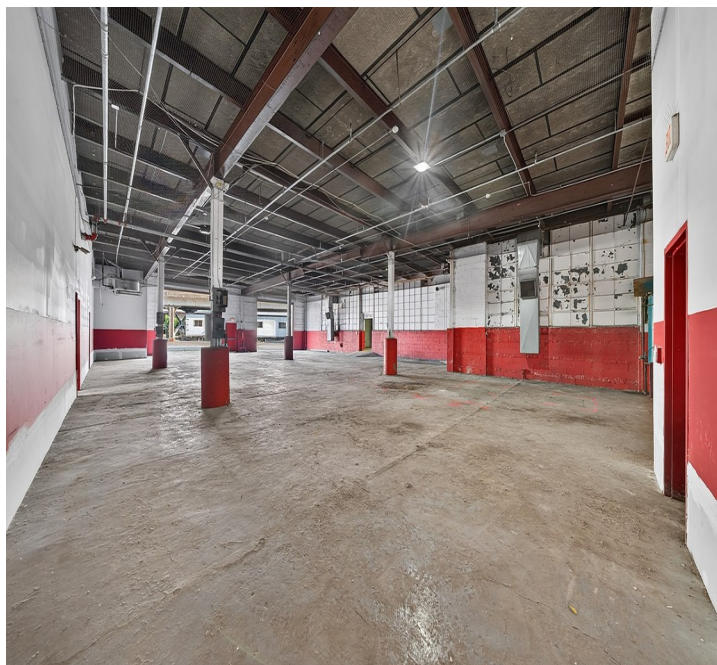
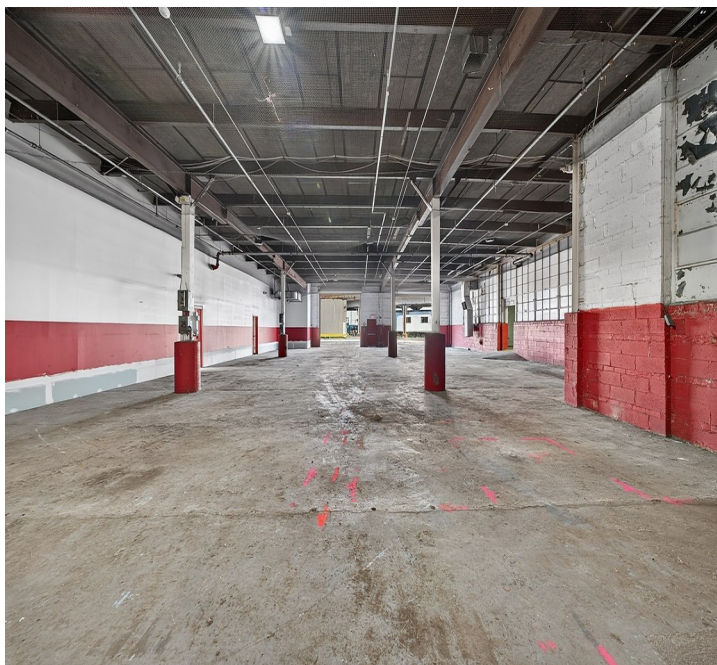
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INTERIOR IMAGES 145 E Mineola Avenue, Valley Stream, NY 11580



15' clear ceilings • Open column-light floor plate • Drive-in loading

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EXTERIOR PICTURES 145 E Mineola Avenue, Valley Stream, NY 11580



Rail-adjacent industrial block • Fenced yard • Three 12' drive-in doors

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