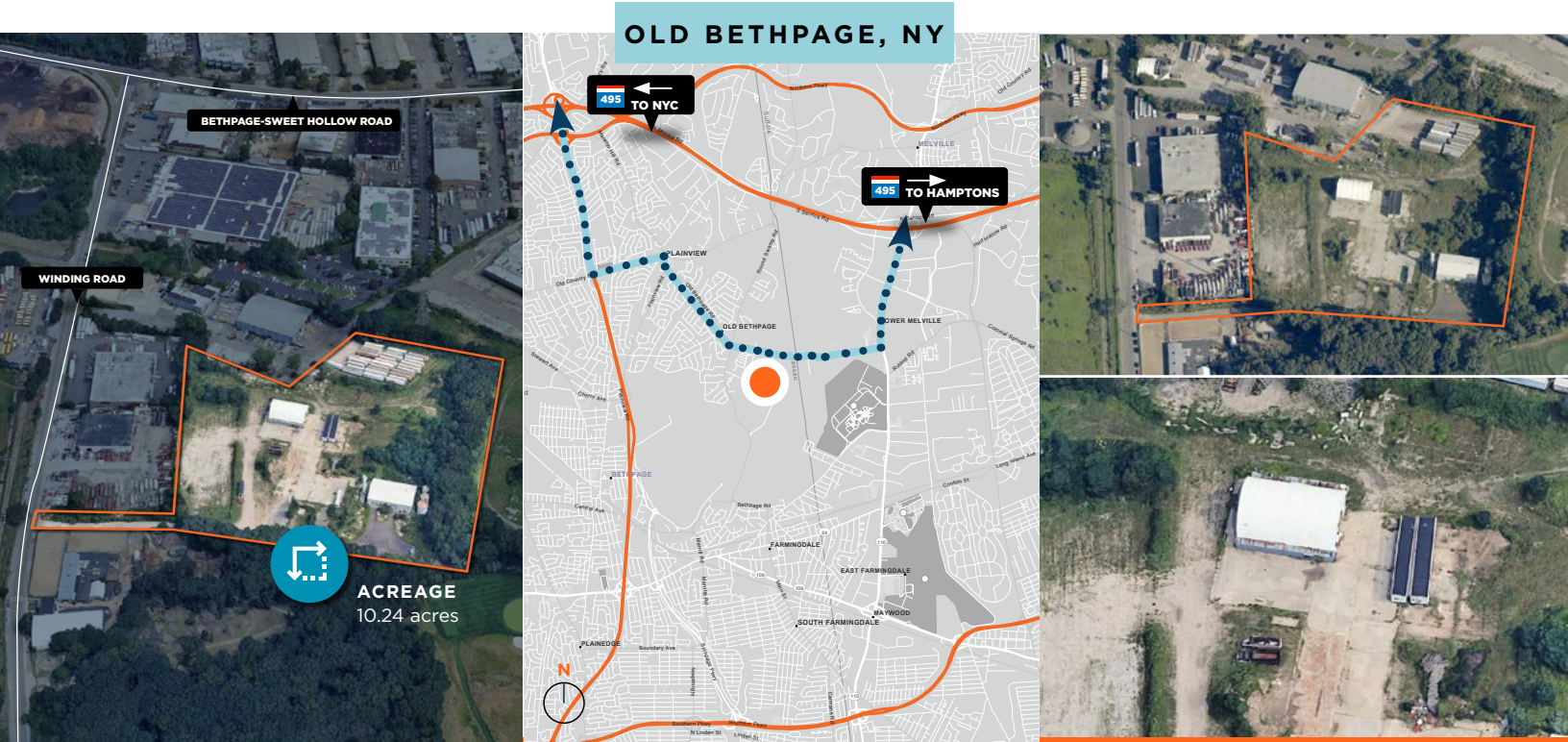


501 WINDING ROAD



ACREAGE
10.24 acres

USER/INVESTOR OPPORTUNITY



10.24
ACRES



5,600
DRIVE-THROUGH SHOP

PROPERTY HIGHLIGHTS:

- Ideal Infill Nassau County location minutes from the L.I.E and Broadhollow Road providing N/S/E/W access
- Multiple paths to create value via lease-up, redevelopment, cold storage, low coverage, etc.
- Limited IOS options nearby due to restrictive zoning & entitlement processes
- Part of larger Bethpage industrial complex surrounded by numerous national & regional warehouse occupiers

AREA BREAKDOWN:

Drive-through Shop:	5,600 SF
Total	5,600 SF

DRIVE TIMES:

Distance to	Miles/Mins
Route- 110	1.6 Miles / 5 Mins
I- 495	2.9 Miles/ 8 Mins
Route- 135	3.6 Miles/ 9 Mins
Route- 24	2.6 Miles/ 7 Mins
JFK International	25.2 Miles/ 38 Mins
NYC	33.7 Miles/ 55 Mins
NY - Red Hook Container Terminal	36.5 Miles/ 55 Mins

THIS OPPORTUNITY IS AVAILABLE AS A SINGLE-ASSET OR PORTFOLIO SALE TRANSACTION. PLEASE INQUIRE BELOW.

CONTACTS

Nicholas Gallipoli
+1 631 926 2868
nickg@cushwake.com

Tom Deluca
+1 631 425 1237
thomas.deluca@cushwake.com

Laurence P. Casey
+1 732 243 3103
larry.casey@cushwake.com