

1085 OLD COUNTRY ROAD WESTBURY, NEW YORK

Warehouse | Distribution | Heavy Power



AVAILABLE FOR LEASE

1085 West - ±54,400 SF

- ❑ UP TO 32' CEILING HEIGHTS
- ❑ 10 LOADING DOCKS
- ❑ 4 DRIVE-INS
- ❑ OFFICE BUILD-TO-SUIT
- ❑ EXCESS PARKING
- ❑ 2,000 AMPS @ 480V
- ❑ ESFR SPRINKLERS
- ❑ LED LIGHTING THROUGHOUT
- ❑ PYLON AND BUILDING SIGNAGE
- ❑ ZONED I-B (INDUSTRIAL B)

SITE PLAN

Total Site
7 Acres - 374 Stalls

MAIN STREET

CONTINUOUS DROP CURB ENTRANCE

±54,400 SF
AVAILABLE

ENTRY VESTIBULE

PYLON SIGNAGE
AVAILABLE



OLD COUNTRY ROAD

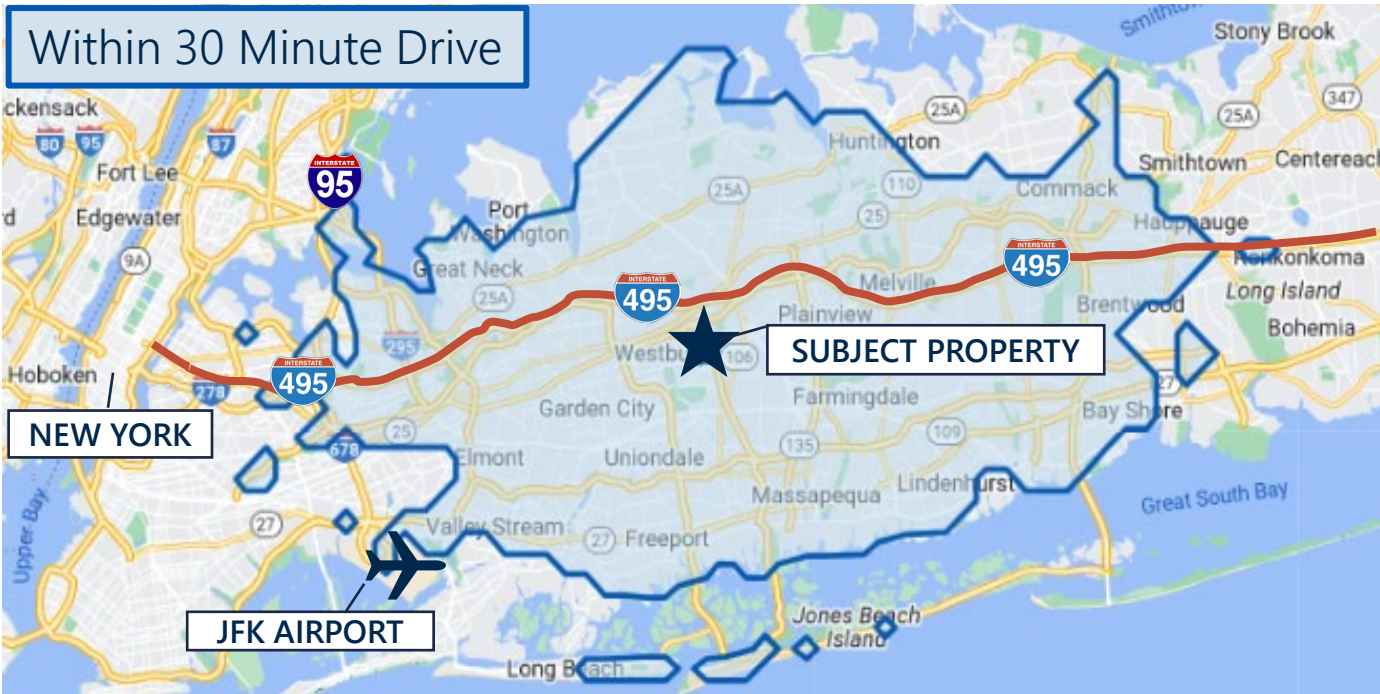
ENTRANCE

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1085 OLD COUNTRY ROAD
WESTBURY, NEW YORK

Al Centrella Jr. | Leasing Manager
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PRIME LOCATION



EASY ACCESS



Wantagh State Parkway..... 2 minutes

Northern State Parkway..... 4 minutes

Long Island Expressway..... 5 minutes

New York City..... 50 minutes

2024 DEMOGRAPHICS

Radius	Population	Average Household Income
3 MILES	143,062	\$149,485
5 MILES	403,484	\$154,037
10 MILES	1,399,855	\$152,183

CONTACT US

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