

1085 OLD COUNTRY ROAD WESTBURY, NEW YORK

Warehouse | Distribution | Heavy Power



AVAILABLE FOR LEASE

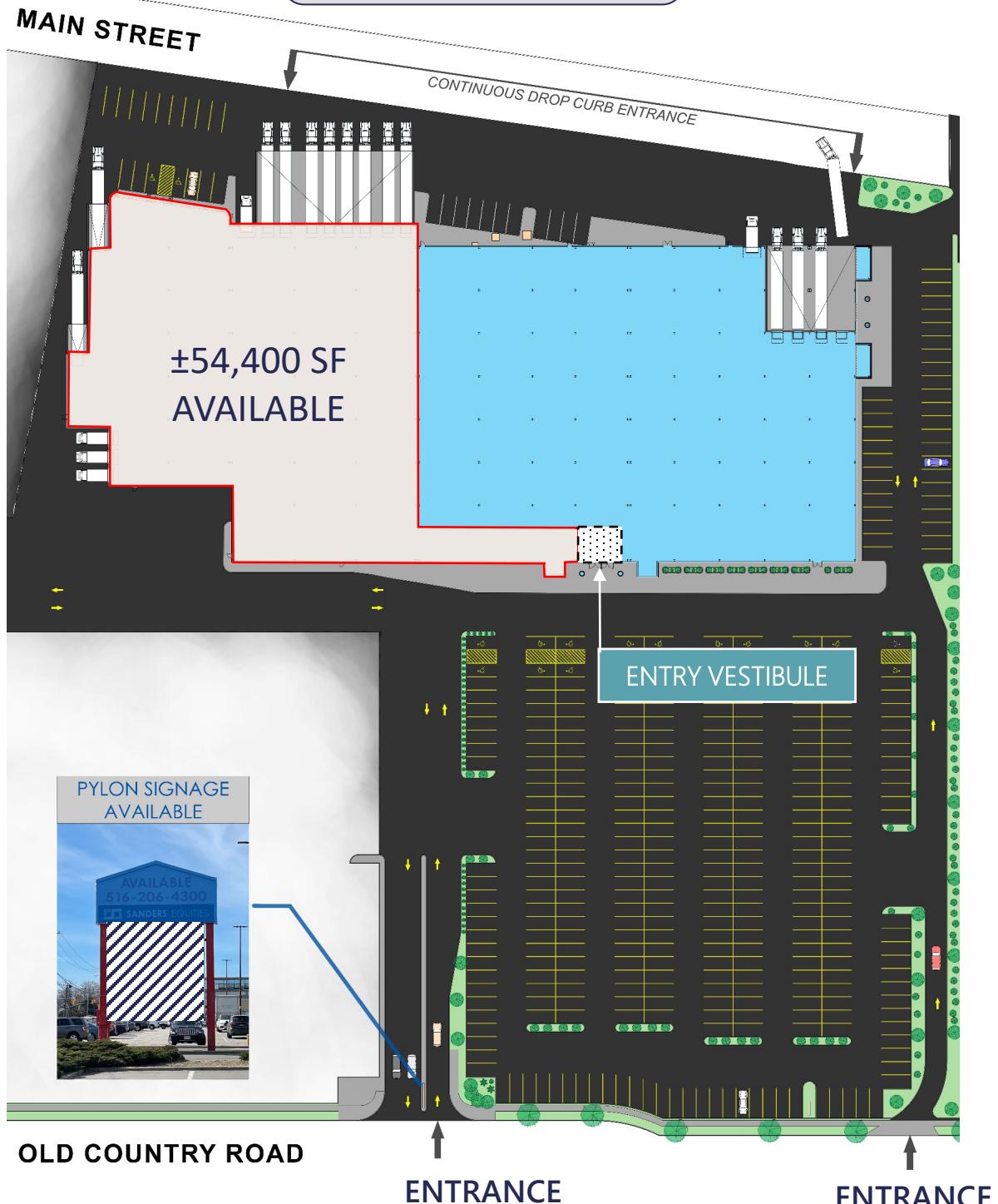
1085 West - \pm 54,400 SF

- 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

 SANDERS EQUITIES

Total Site
7 Acres - 374 Stalls



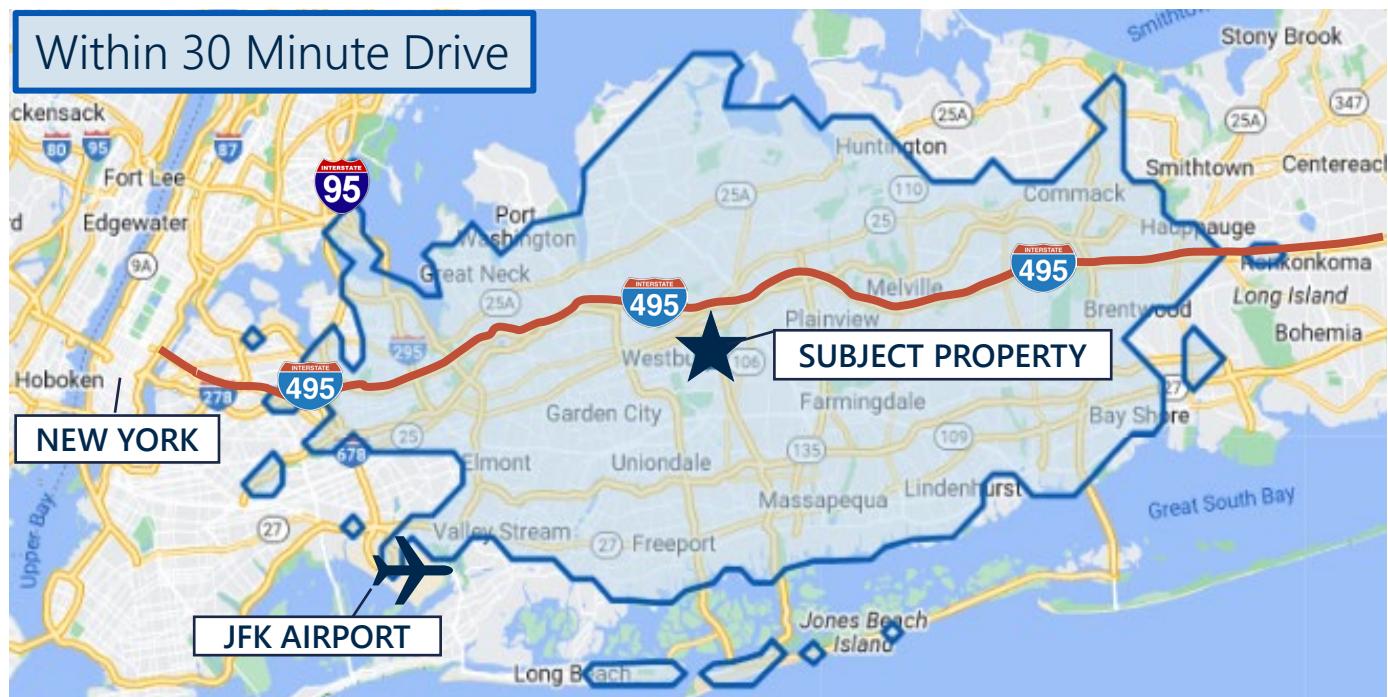
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PRIME LOCATION

 SANDERS EQUITIES

Within 30 Minute Drive



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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