



**39,000sf Warehouse
Expansion Concept**

Property Description

- +/- 11,464sf Building Expandable to 39k
- 3 Acres
- Ceiling Height on Existing Building: 14'
- Ceiling Height 14Ft Existing – Expansion to Suit Tenants Needs
- 1 Drive-in- Door(existing)
- Loading Docks To Suit Expansion
- Fully Air Conditioning
- Pylon & Marquee Signage
- Over 100 Car Parking Possible
- 1.35 Miles to LIE Exit 49s
- Daily Traffic Count | Route 110 +/- 56,886



For More Information Contact Exclusive Broker:

MARIO ASARO 

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com



**LEASE PRICING- \$40,000 Mth NET
For Existing Building
Additions Will Be Extra**

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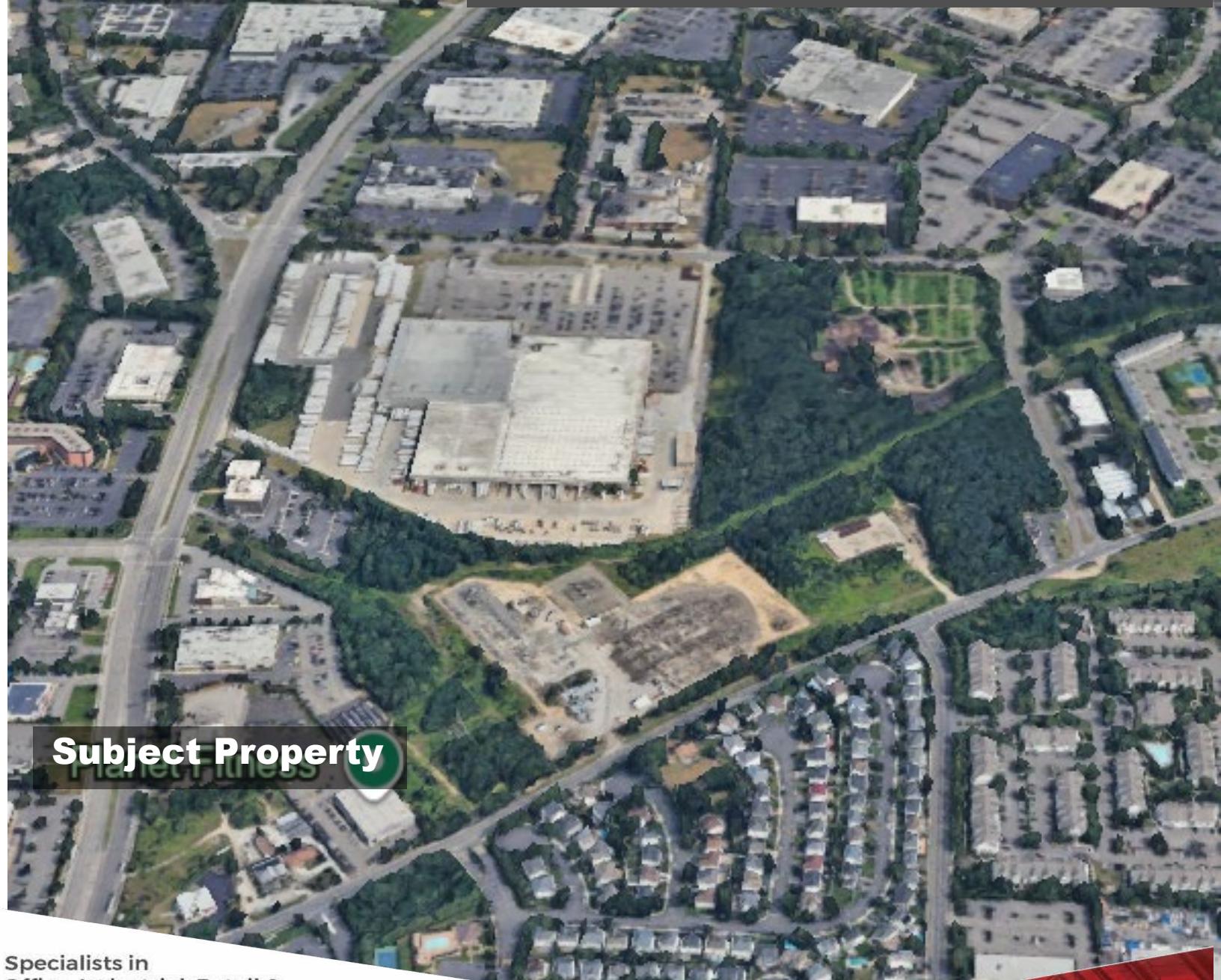
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495

LOCATION, LOCATION, LOCATION
Across From Hilton Hotel
1.4 Miles to LIE
1.5 Miles to Republic Airport
3 Miles to Southern State Pkwy



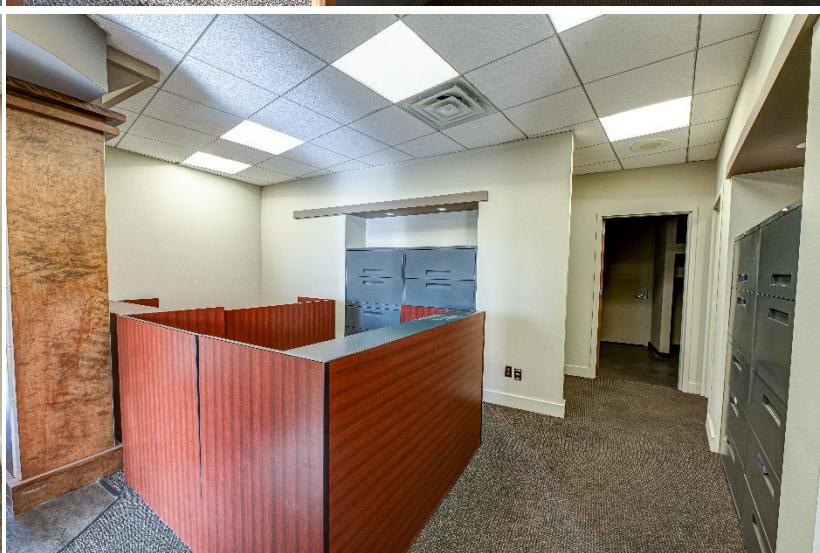
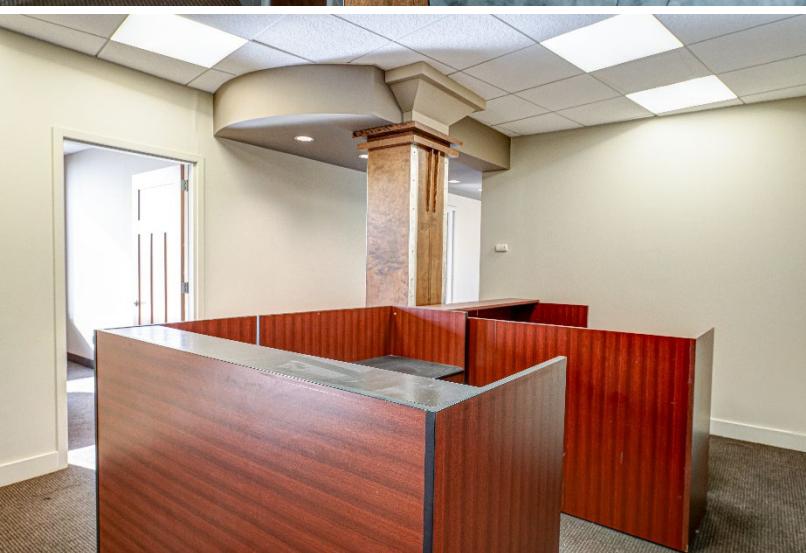
Subject Property

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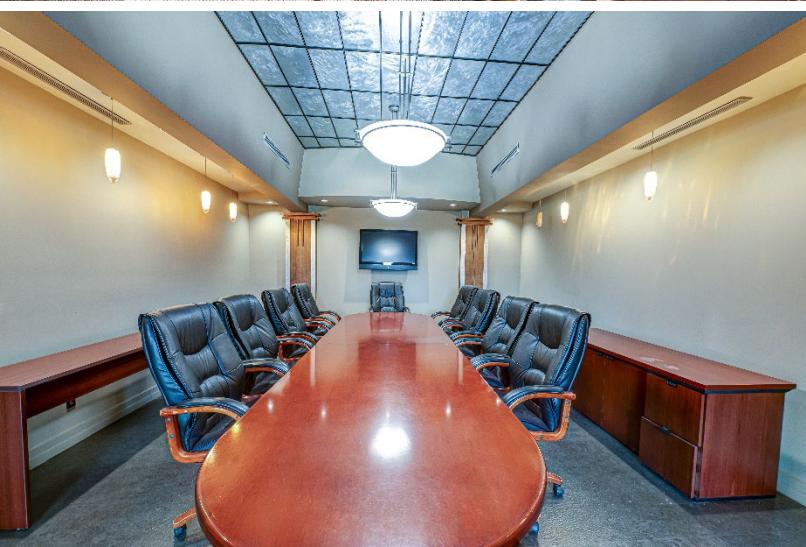


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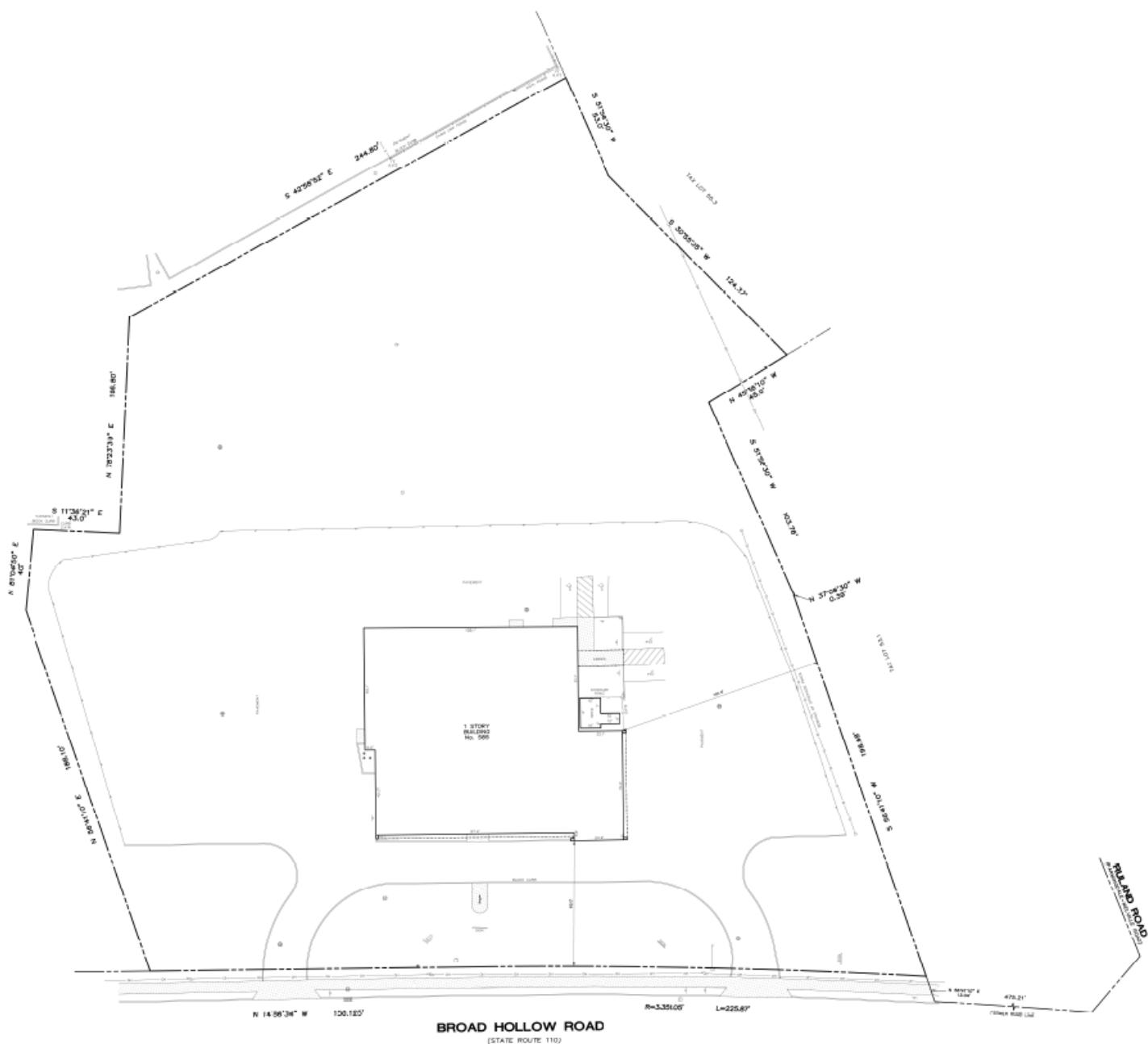
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	3,291	51,284	279,367
2024 Estimate	3,337	52,126	284,808
2020 Census	3,416	53,088	294,547
Growth 2024 - 2029	-1.38%	-1.62%	-1.91%
Growth 2020 - 2024	-2.31%	-1.81%	-3.31%
2024 Population by Hispanic Origin	263	6,779	46,756
2024 Population	3,337	52,126	284,808
White	2,334 69.94%	34,344 65.89%	172,498 60.57%
Black	385 11.54%	4,982 9.56%	30,982 10.88%
Am. Indian & Alaskan	7 0.21%	165 0.32%	1,140 0.40%
Asian	306 9.17%	5,365 10.29%	32,148 11.29%
Hawaiian & Pacific Island	0 0.00%	33 0.06%	150 0.05%
Other	306 9.17%	7,238 13.89%	47,890 16.81%
U.S. Armed Forces	0	23	162
Households			
2029 Projection	1,342	18,226	90,433
2024 Estimate	1,371	18,544	92,310
2020 Census	1,455	18,964	95,973
Growth 2024 - 2029	-2.12%	-1.71%	-2.03%
Growth 2020 - 2024	-5.77%	-2.21%	-3.82%
Owner Occupied	769 56.09%	14,748 79.53%	76,209 82.56%
Renter Occupied	602 43.91%	3,796 20.47%	16,102 17.44%
2024 Households by HH Income	1,374	18,544	92,311
Income: <\$25,000	141 10.26%	1,894 10.21%	7,911 8.57%
Income: \$25,000 - \$50,000	168 12.23%	1,714 9.24%	8,800 9.53%
Income: \$50,000 - \$75,000	216 15.72%	2,178 11.75%	9,424 10.21%
Income: \$75,000 - \$100,000	231 16.81%	1,787 9.64%	9,497 10.29%
Income: \$100,000 - \$125,000	66 4.80%	1,389 7.49%	9,893 10.72%
Income: \$125,000 - \$150,000	72 5.24%	1,458 7.86%	8,236 8.92%
Income: \$150,000 - \$200,000	231 16.81%	2,869 15.47%	14,315 15.51%
Income: \$200,000+	249 18.12%	5,255 28.34%	24,235 26.25%
2024 Avg Household Income	\$129,580	\$154,756	\$152,969
2024 Med Household Income	\$92,532	\$130,315	\$126,914

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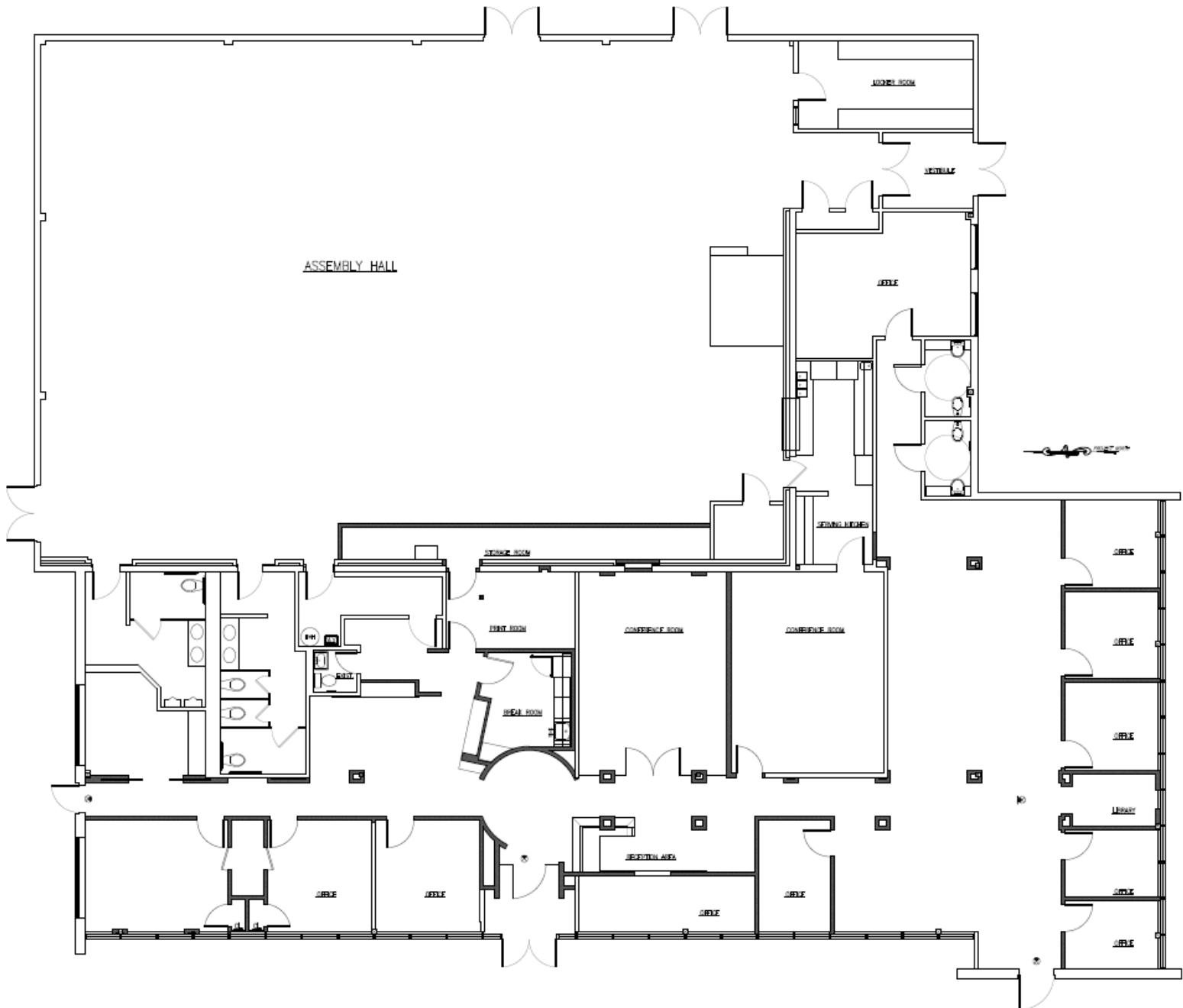
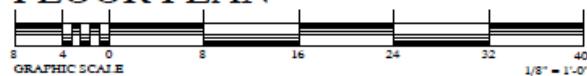


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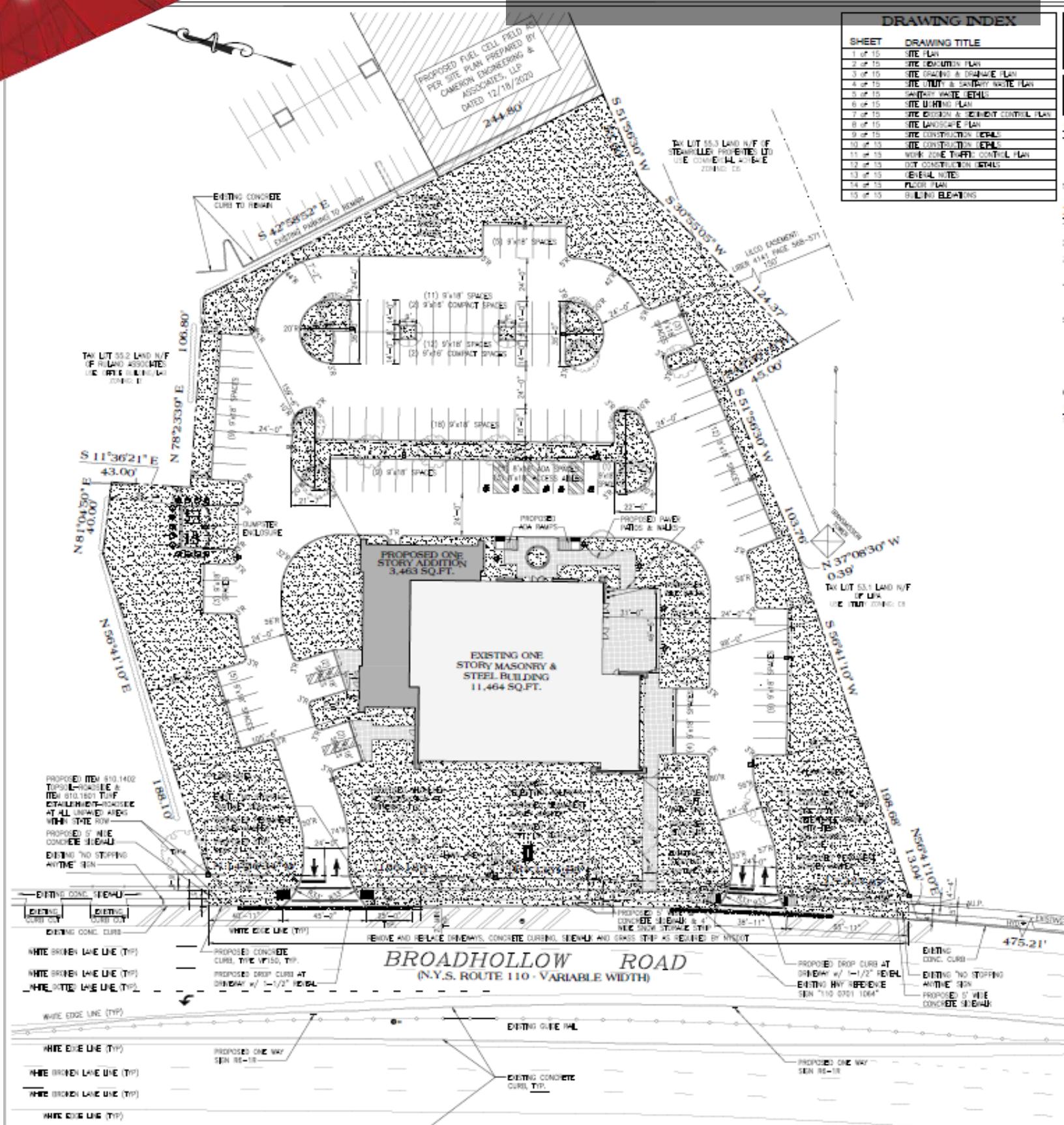
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FLOOR PLAN

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SITE PLAN WITH PROPOSED SMALL EXTENSION



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THE PLAN BASED ON
TOPOGRAPHIC SURVEY BY:
FERRANTELO LAND SURVEYING, P.C.
12 WEST MALL

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