

**RARE IMMACULATELY MAINTAINED FLEX BUILDING IN PRIME  
CENTRAL NASSAU COUNTY LOCATION**



**FOR LEASE**

**220 CROSSWAYS PARK DRIVE WEST**

**WOODBURY, NY 11797**



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 417-0543  
JS@ACCSPACE.COM

**155 FIRST ST, SUITE 104**  
**MINEOLA, NY 11501**  
**(516) 277-0666**  
**WWW.ACCSPACE.COM**

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST WOODBURY, NY 11797

## EXECUTIVE SUMMARY



## OFFERING SUMMARY:

Building Size:	+/- 25,000 SF
Total Space Available Immediately:	+/- 16,000 SF (Divisible)
Ceiling Height:	13' -15'
Power:	800 Amp
Loading Docks:	3 Loading Docks (1 Leveler)
Drive-Ins:	Drive-in Installation Possible
Column Spacing:	25'x32'
Heat:	Gas
Asking Rate PSF:	Please Inquire

## PROPERTY OVERVIEW:

- Rare immaculately maintained flex building in prime Central Nassau County
- Office, warehouse, & flex divisions possible
  - Currently layout includes +/- 6,000 SF pure warehouse & +/- 10,000 SF of divisible high ceiling flex/office/showroom
  - Possible to convert to all office or all warehouse
- On sewers/Fully Sprinklered
- 75% Air Conditioned

## COMMUTER RAIL

Syosset Train Station:	2.7 Miles
Cold Spring Harbor Train Station:	3.8 Miles

## AIRPORT

Long Island MacArthur Airport:	23.8 Miles
John F. Kennedy International Airport:	23.8 Miles
LaGuardia Airport:	23.8 Miles



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST WOODBURY, NY 11797

## PHOTOS



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST

WOODBURY, NY 11797

## PHOTOS



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST WOODBURY, NY 11797

## PHOTOS



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

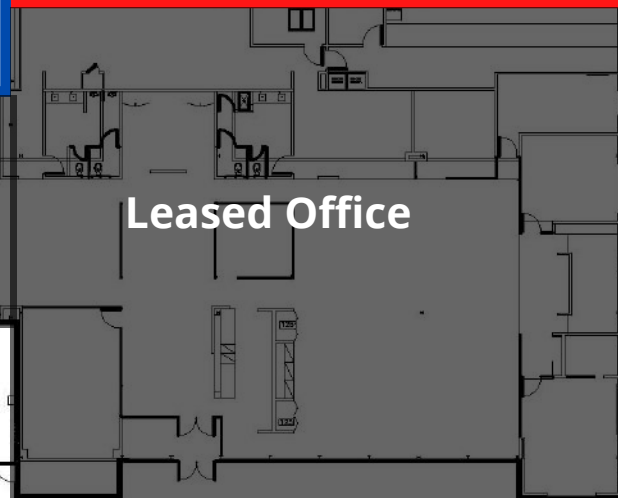
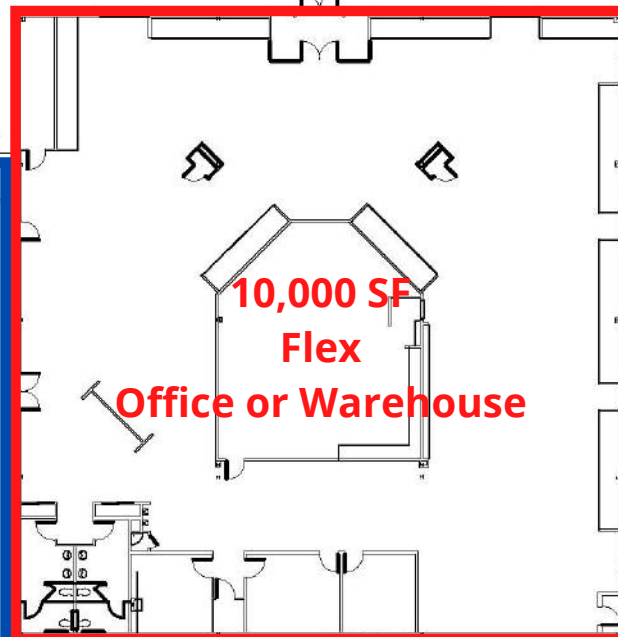
# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST

## WOODBURY, NY 11797

### FLOOR PLANS

3 Loading Docks



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST WOODBURY, NY 11797

## LOCATION MAP



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

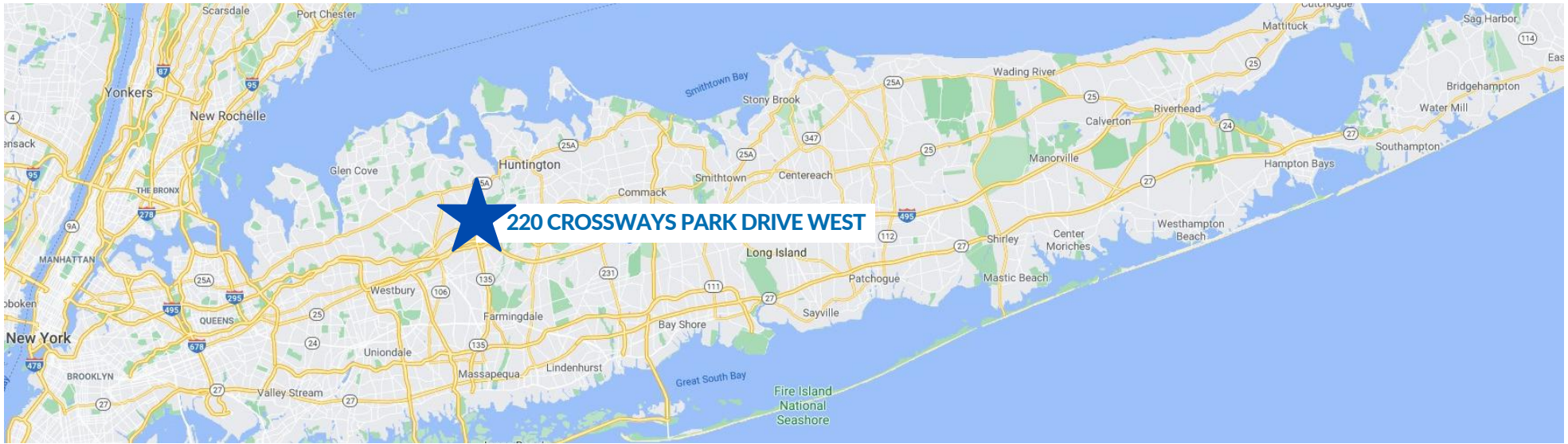
**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM

# FOR LEASE

# 220 CROSSWAYS PARK DRIVE WEST WOODBURY, NY 11797

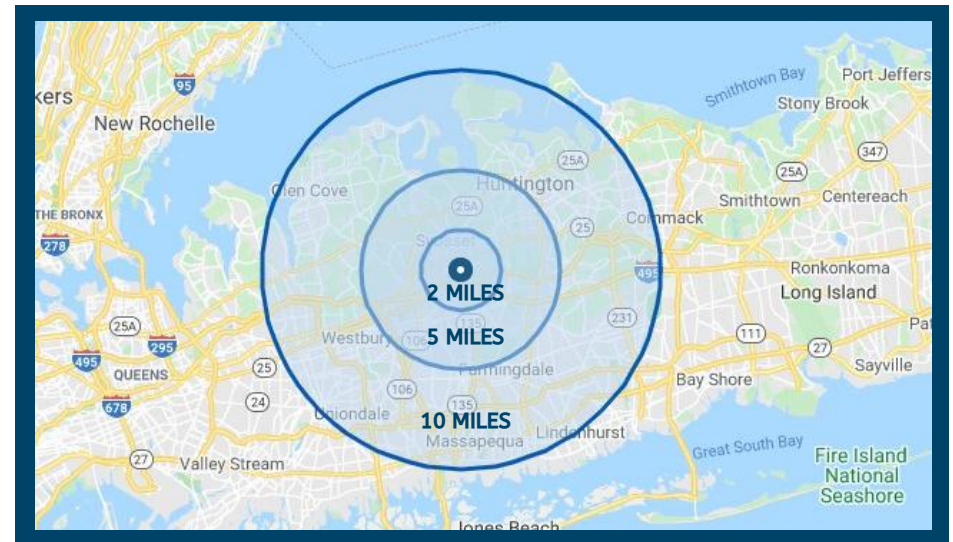
## DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
2020 Total Population:	45,950	211,341	1,004,013
2025 Population:	46,253	211,387	1,002,370
Pop Growth 2020-2025:	0.1%	0%	0%
Average Age:	45.5	43.3	41.7

Households	2 Miles	5 Miles	10 Miles
2020 Total Households:	15,646	70,031	330,111
HH Growth 2020-2025:	0.1%	0%	0%
Median Household Inc:	\$162,386	\$134,753	\$115,918
Avg Household Size:	2.9	2.9	3
2020 Avg HH Vehicles:	2	2	2



**GURPREET SINGH**  
(646) 331-3157  
GS@ACCSPACE.COM

**JOSEPH SORBARA**  
(516) 493-9086  
JS@ACCSPACE.COM

155 FIRST ST, SUITE 104  
MINEOLA, NY 11501  
(516) 277-0666  
WWW.ACCSPACE.COM



# 220 CROSSWAYS PARK DRIVE WEST

W O O D B U R Y , N Y 1 1 7 9 7

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

---

## BROKERS

**GURPREET SINGH**

VICE PRESIDENT

(646) 331-3157

GS@ACCSPACE.COM

**JOSEPH SORBARA**

DIRECTOR

(516) 417-0543

JS@ACCSPACE.COM

---



**155 FIRST STREET, SUITE 104  
MINEOLA, NY 11501**

DISCLAIMER ALTHOUGH INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, NEITHER OWNER NOR JLL MAKES ANY GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY AS TO THE INFORMATION CONTAINED HEREIN. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY. THERE MAY BE DIFFERENCES BETWEEN PROJECTED AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL. THE PROPERTY MAY BE WITHDRAWN WITHOUT NOTICE. NEITHER OWNER NOR JLL ACCEPTS ANY LIABILITY FOR ANY LOSS OR DAMAGE SUFFERED BY ANY PARTY RESULTING FROM RELIANCE ON THIS INFORMATION. IF THE RECIPIENT OF THIS INFORMATION HAS SIGNED A CONFIDENTIALITY AGREEMENT REGARDING THIS MATTER, THIS INFORMATION IS SUBJECT TO THE TERMS OF THAT AGREEMENT. ©2019. JONES LANG LASALLE IP, INC. ALL RIGHTS RESERVED