



**\$3,495,000**  
INDUSTRIAL WAREHOUSE PROPERTY



## 10 WHEELLOCK AVENUE

**Inwood, NY 11096**

This is a rare opportunity to acquire a robust, M1-Zoned asset providing immediate, stable income in the competitive heart of Nassau County's Inwood Industrial Corridor. Situated on an oversized 17,000+SF(.39 acre) lot with valuable dual street frontage, the property offers superior logistics and owner-user upside. The existing tenant's lease expires in October 2026, offering investors the ability to capture future market rents or providing an owner-user a definitive move-in date.

Located just minutes from the Five Towns area and JFK Airport, it boasts exceptional access to all major regional transportation infrastructure, including the LIRR and primary highways.

## Features

- ✓ Property Type: Industrial/Warehouse
- ✓ Building Class: C
- ✓ Lot Size: 17,000+ SF/.39 AC
- ✓ Building Size: 10,860 SF
- ✓ No. Drive In Doors: 2
- ✓ Clear Ceiling Height: 12+ FT

## Buy This Property

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