



Outside storage land - will divide

**42,500 SF of land
Zoned for outside storage**

459-463 Brown Court
Oceanside, NY

Property specifications

Available size ± 42,500 SF

Plot ± 82,500 SF (40,000 SF leased)

Sale price Possible

Rental rate \$6.95 PSF

Zoning Industrial Y, Town of Hempstead

Comments

- Will divide
- Ideal for outside storage, vehicle parking, and equipment storage
- Secure and fenced
- Utilities on site
- Flat site with excellent drainage
- Available immediately

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Key distances

3.5 miles

to Sunrise Highway

6.4 miles

to Meadowbrook Parkway

6.5 miles

to Nassau Expressway

6.9 miles

to Belt Parkway

11.5 miles

to JFK Airport

12.3 miles

to Long Island Expressway

