

# OFFERING MEMORANDUM

96 Nassau Rd | Roosevelt, New York 11575

## FOR SALE & LEASE



Commercial



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# PROPERTY DETAILS

96 Nassau Rd | Roosevelt, New York 11575

Sale Price	\$1,600,000
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Lease Rate	\$20.00 SF/Yr
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Location Information	
Street Address	96 Nassau Rd
City, State, Zip	Roosevelt, NY 11575
County	Nassau
Cross-Streets	Babylon Turnpike
Township	Town Of Hempstead
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Sunrise Highway
Nearest Airport	JFK International

Building Information	
Building Size	7,425 SF

Property Information	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	6,558 SF
APN #	55 336 142
Lot Depth	135 ft

Parking & Transportation	
Street Parking	Yes
Parking Type	Other

Utilities & Amenities	
Restrooms	2

Exclusively represented by:

Ben Indiviglia

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Charles Maione

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# EXECUTIVE SUMMARY



96 Nassau Rd | Roosevelt, New York 11575

Building Size:	7,425 SF	Lot Size:	6,558 SF
Available SF:	7,425 SF	Parking:	Street
Number of Units:	1	Zoning:	Industrial
Year Built:	1959	Frontage:	50 Feet
		Sale Price:	\$1,600,000
		Lease Rate:	\$20.00 SF/yr (NNN)

*\*enter disclaimer here...*

## Property Overview

The subject is improved with a one and part two-story freestanding industrial warehouse building with 7,425± square feet of gross building area, which includes 1,800± square feet of second floor mezzanine office and storage. 14 Foot Roll Up Door with Loading Dock, 400 amp 240 Volt 3-Phase Electric, 1 ton crane 10-14 feet heights, 50 feet long crane span, 18 foot ceilings, LED lighting, 2 skylights for natural light, Southern window exposure for more light, 3 heating units 1 Ac unit. Taxes \$27,039.26.

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# RETAILER MAP

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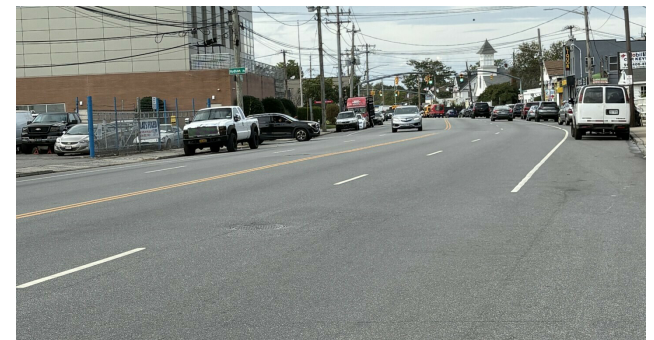
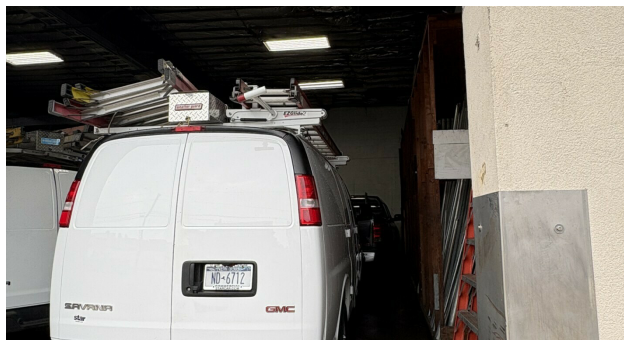
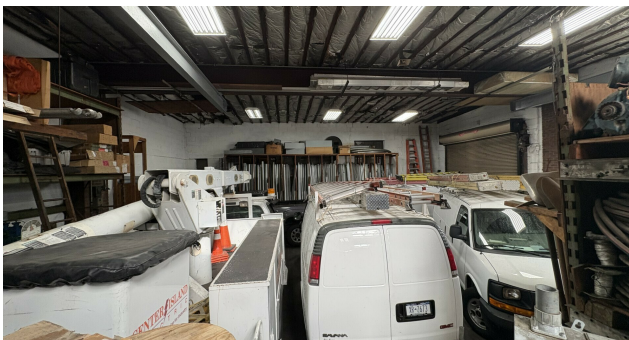
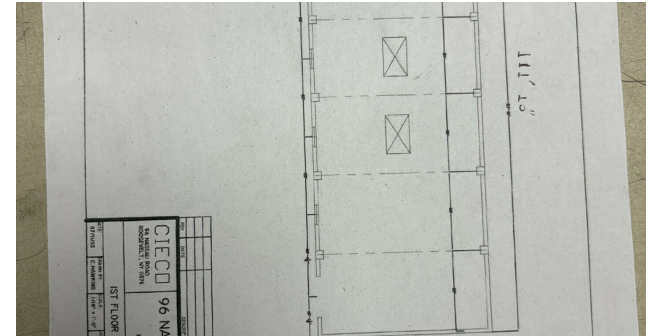
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# ADDITIONAL PHOTOS

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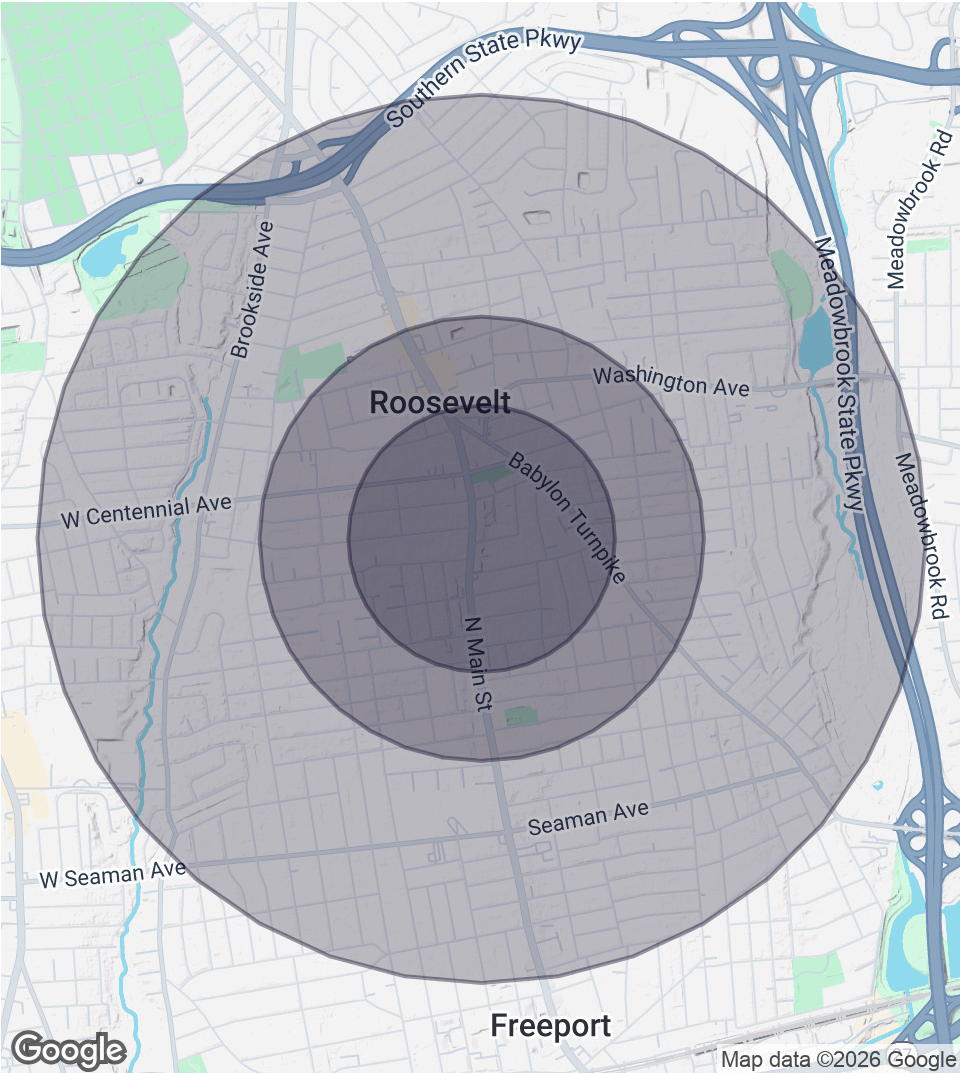
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# DEMOGRAPHICS MAP & REPORT

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## 0.3 Miles Radius

**Population**  
2,771  
**Households**  
652  
**Average HH Income**  
\$168,777

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 0.5 Miles Radius

**Population**  
9,124  
**Households**  
2,153  
**Average HH Income**  
\$165,239

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 1 Mile Radius

**Population**  
33,259  
**Households**  
8,129  
**Average HH Income**  
\$154,473

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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## **We Are Commercial Real Estate**

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