

- /// **Available:** 188,000 SF
- /// **Warehouse:** 143,000 SF
- /// **Office:** 32,000 SF (2nd Fl)
13,000 SF (Mezzanine)
- /// **Lot Size:** 10.01 Acres
- /// **Loading:** 21 Loading Docks
4 Drive-ins
- /// **Ceiling Height:** 17' under steel
- /// **Column Spacing:** 25' x 40'
- /// **Parking:** 209 spaces plus Trailer Parking
/// Can be expanded to 300+ spaces
- /// **Power:** 3,000 AMPs at 480V
and 208V
- /// **Heat:** Gas-powered Heating
- /// **Sprinklers:** Fully sprinklered
- /// **Lighting:** New T-8 Lighting
Fixtures throughout warehouse
- /// **Location:** Western Nassau County;
6 miles to Queens border;
Proximity to LIE, Northern Blvd,
Roslyn & Greenvale LIRR stations,
and Americana Manhasset

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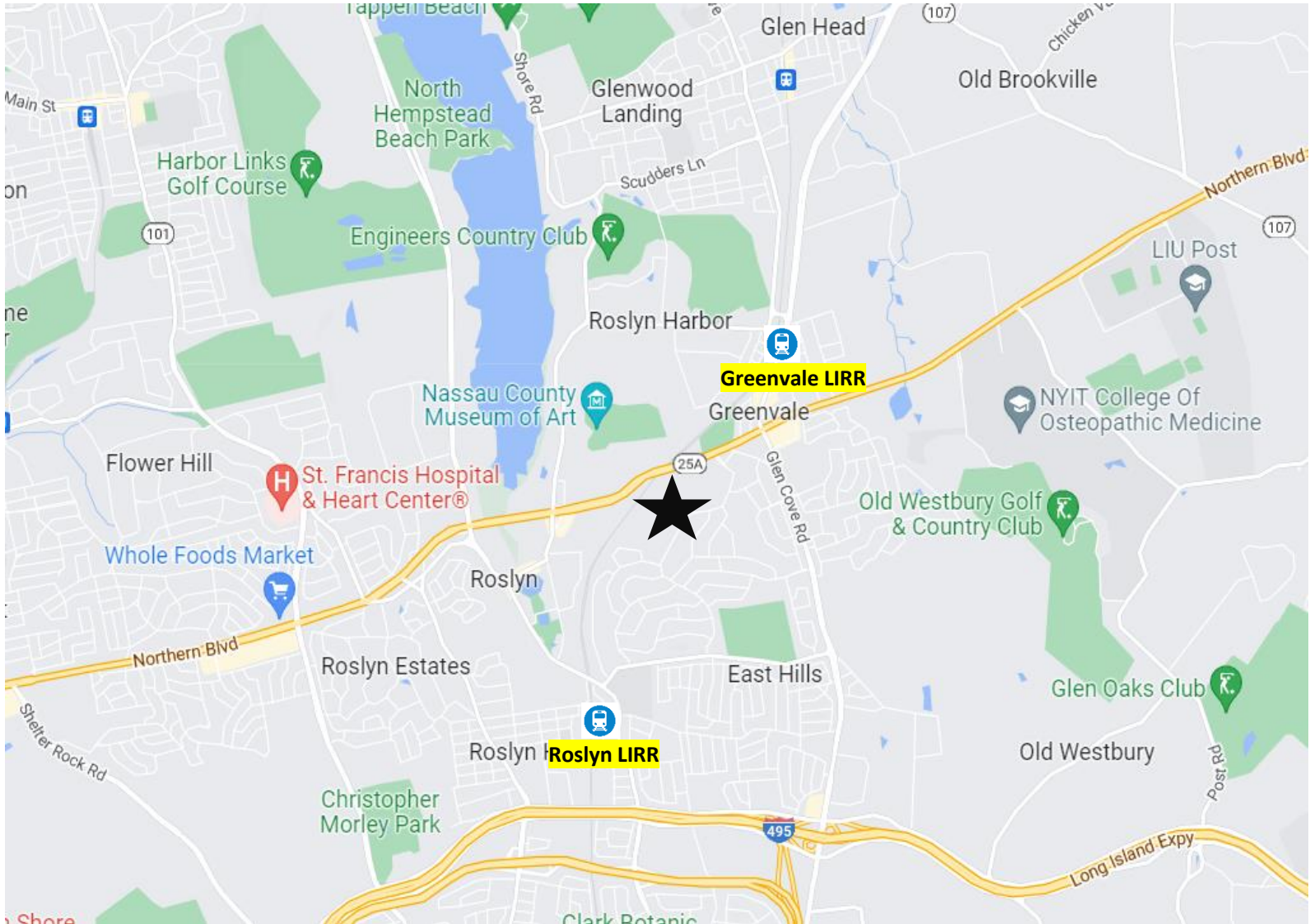
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Steel Equities999 South Oyster Bay Road, Suite 200
Bethpage, New York 11714



100 Forest Drive, Greenvale, NY

OFFICE/R&D/INDUSTRIAL WAREHOUSE LEASING OPPORTUNITY



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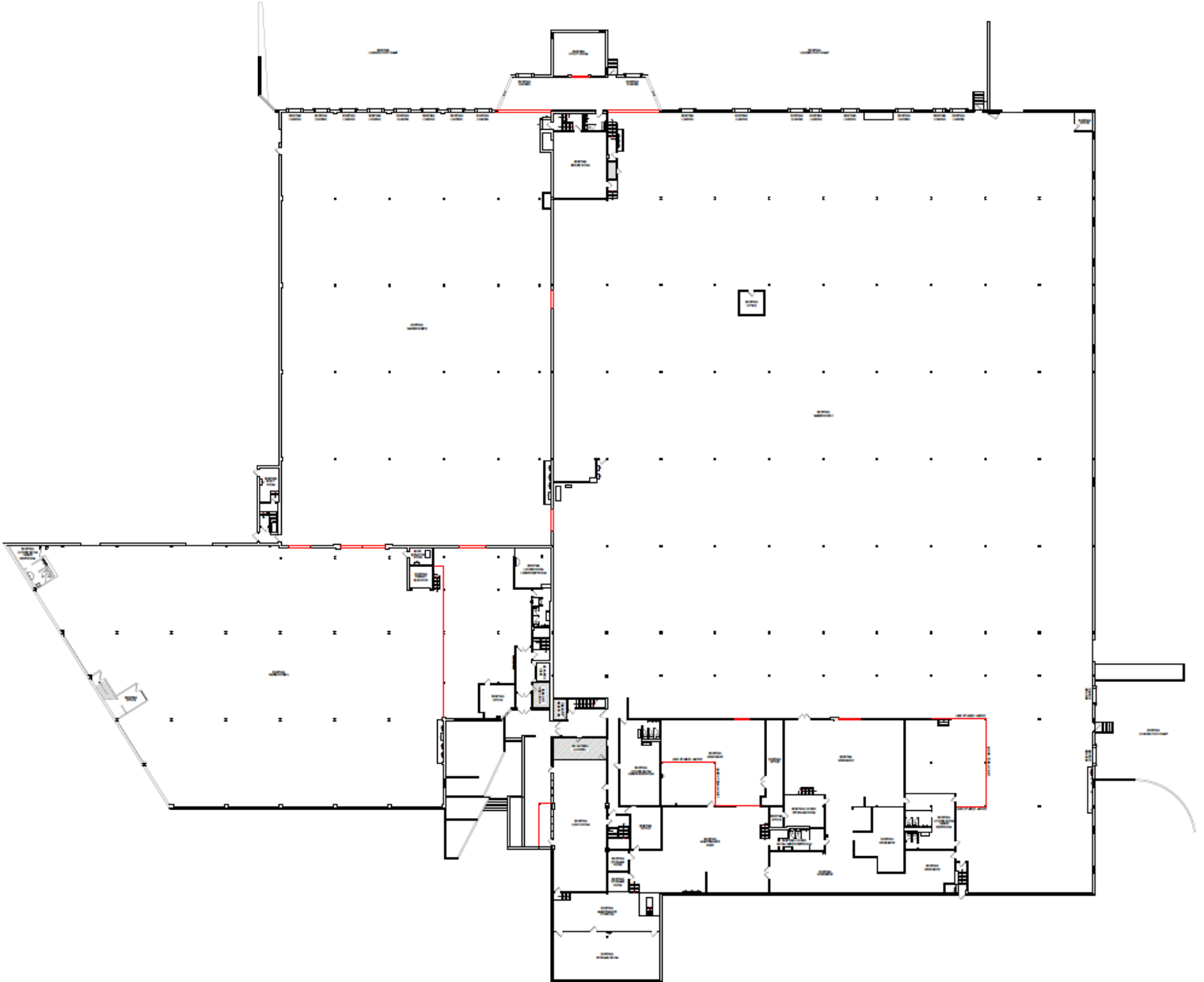
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1st Floor



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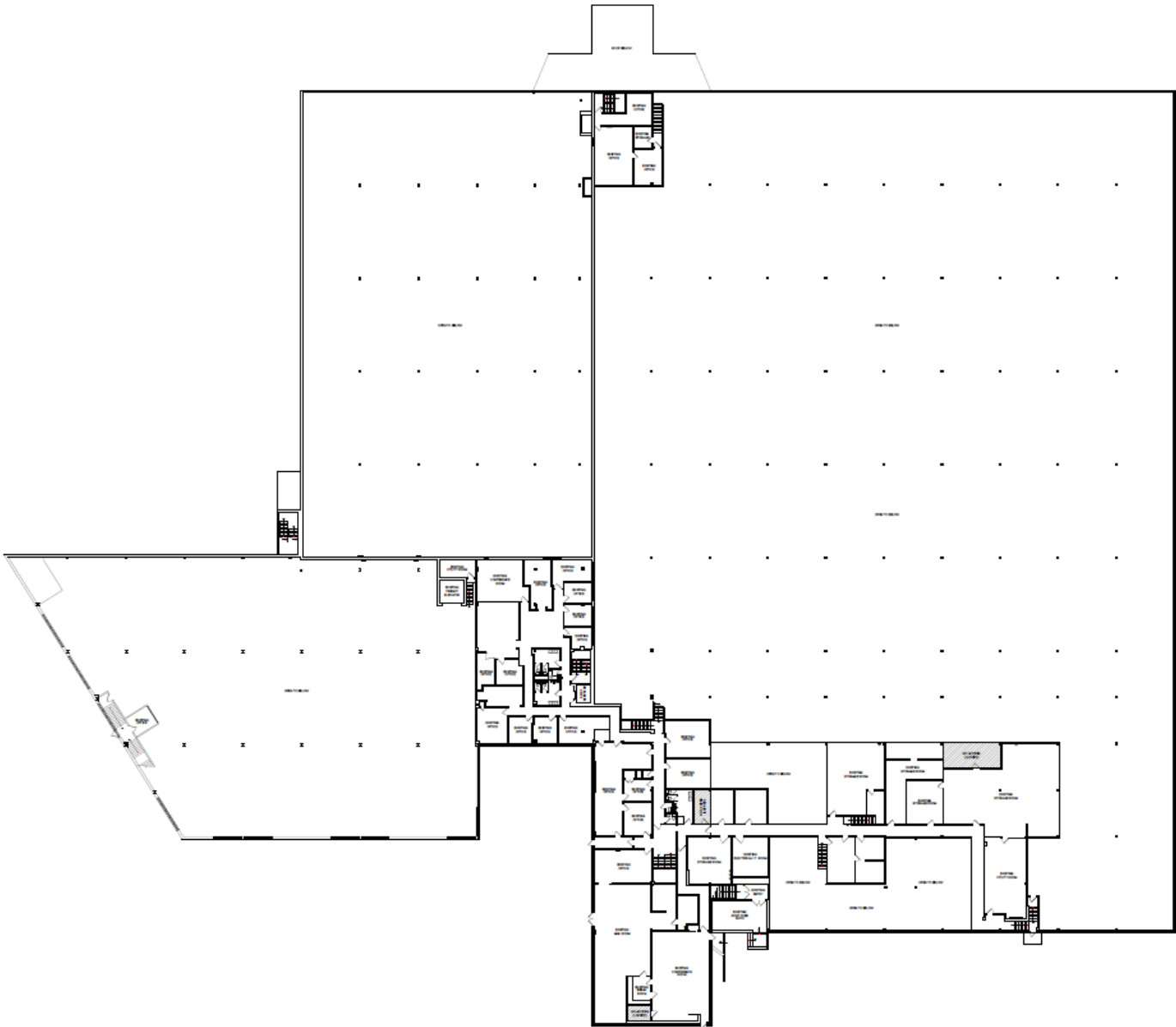
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Mezzanine



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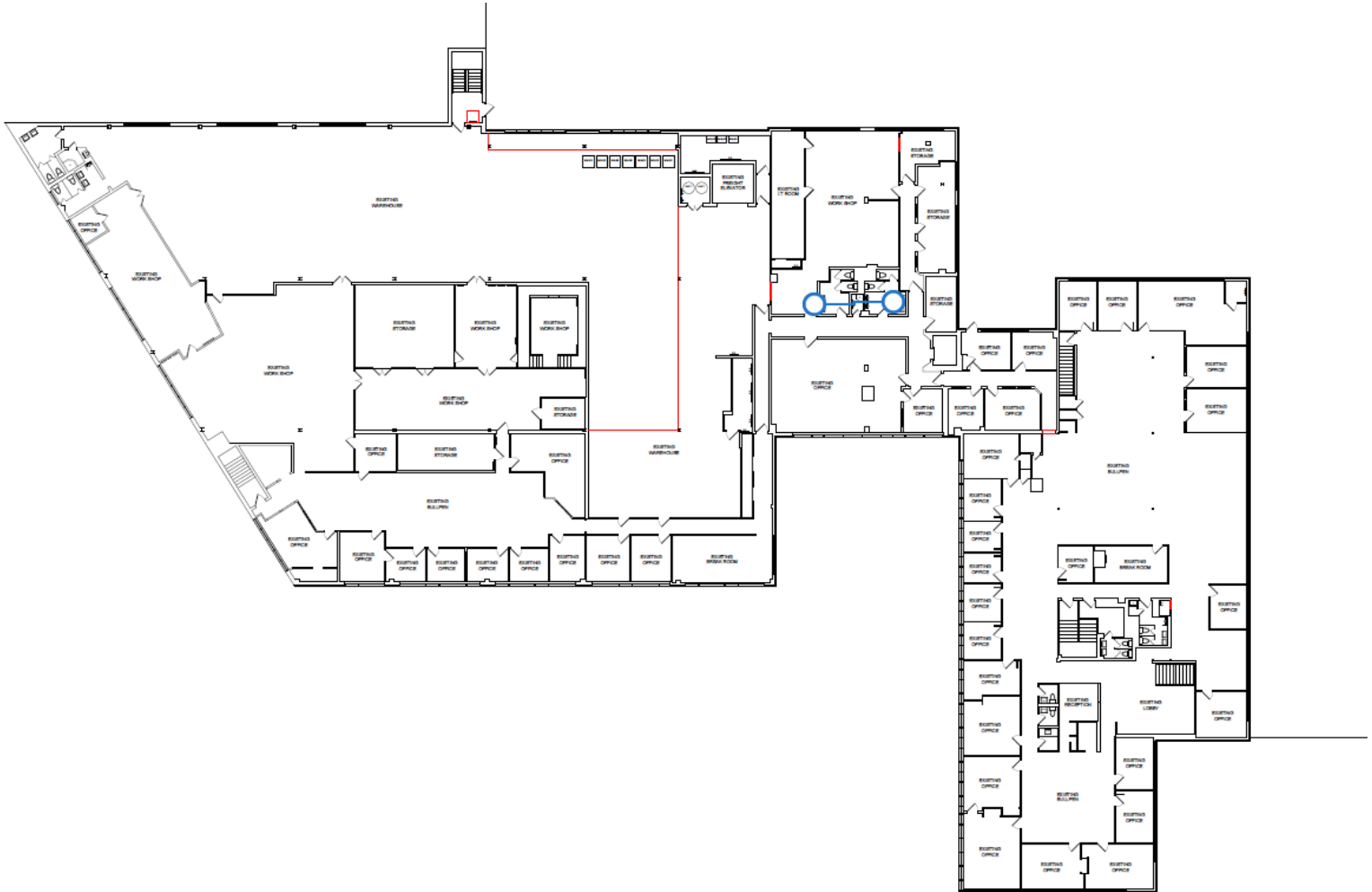
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2nd Floor



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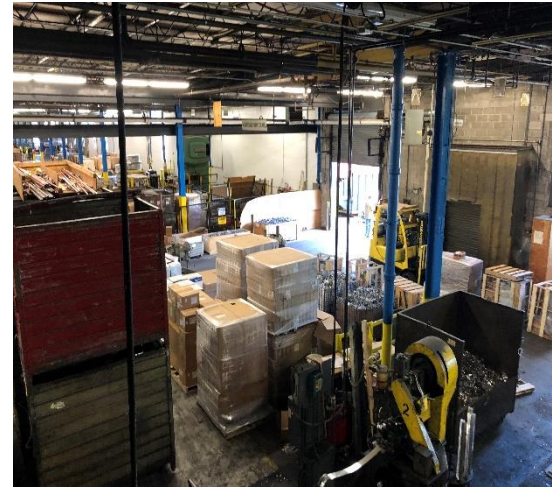
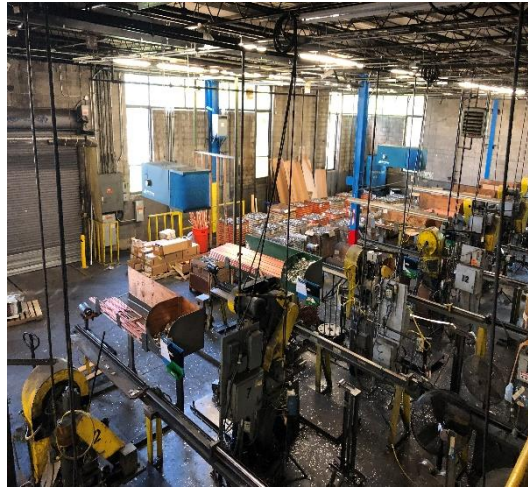
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