



 **JLL** SEE A BRIGHTER WAY

# For lease

**43,000 SF**  
**Industrial zoned land**

459-463 Brown Court  
Oceanside, NY

## Property specifications

**Available size** ± 43,000 SF

**Plot** ± 82,500 SF (40,000 SF leased)

**Rental rate** \$6.95 PSF

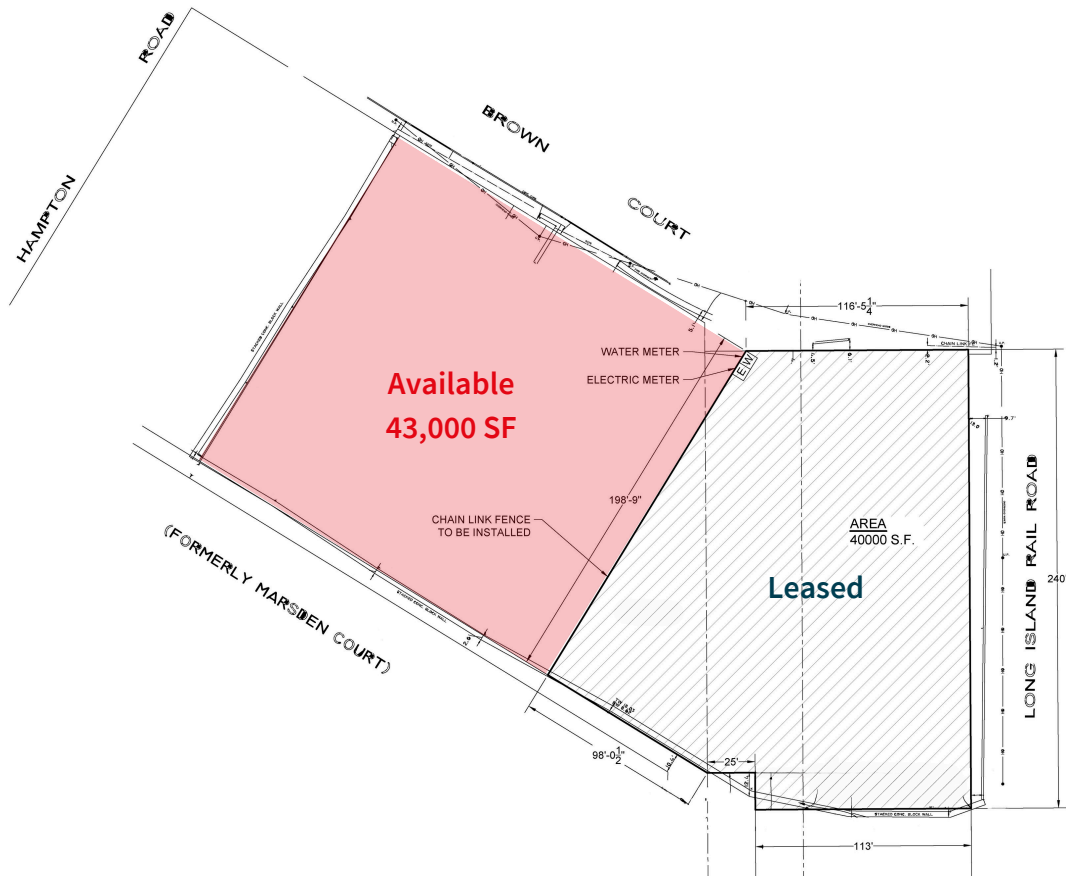
**Zoning** Industrial Y, Town of Hempstead

### Comments

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

**Tom DiMicelli**  
Senior Managing Director

tom.dimicelli@jll.com  
+1 631 962 2898



**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

