

# 1000 STEWART AVENUE

GARDEN CITY, LONG ISLAND

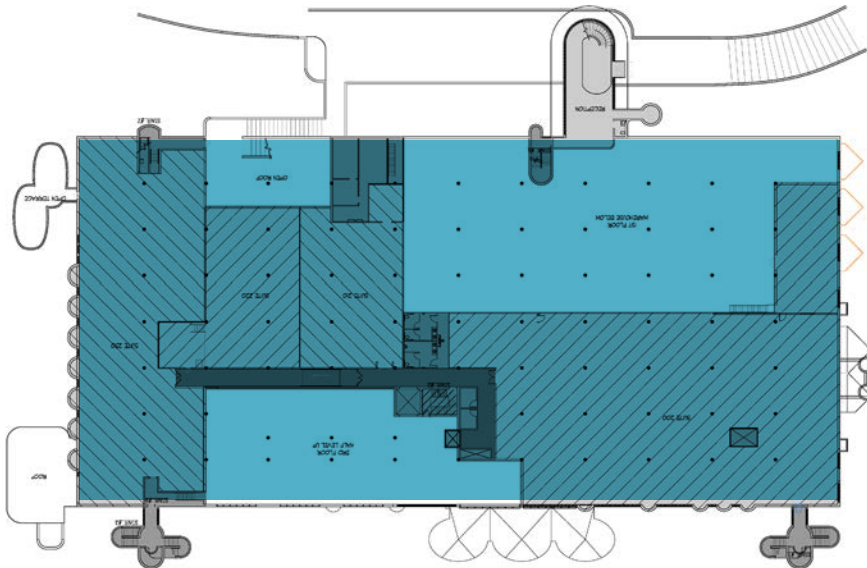
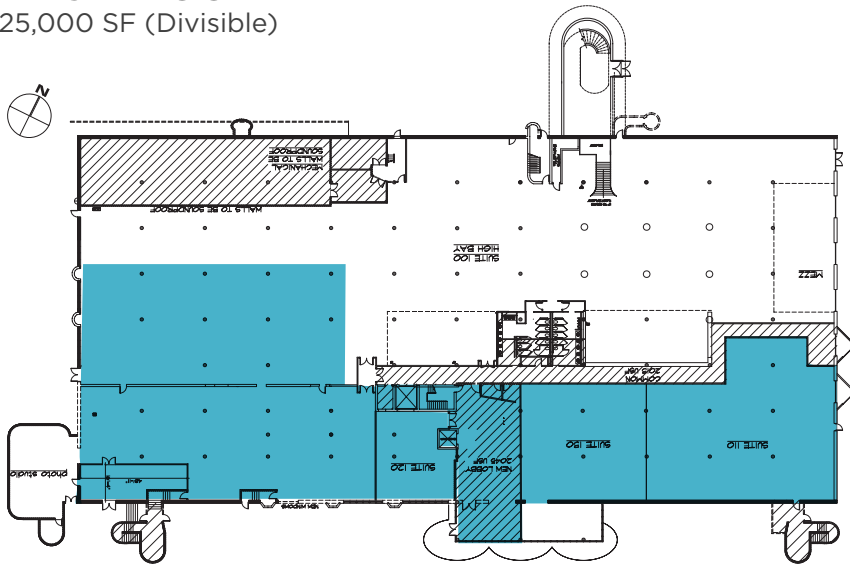


FOR LEASE | UP TO 33,000 SF AVAILABLE



## FIRST FLOOR PLAN

25,000 SF (Divisible)



## SECOND FLOOR PLAN

33,000 SF (Divisible)

# PROPERTY SUMMARY

Building Size:	161,500 SF
Space Available:	25,000 SF (divisible) 33,000 SF (divisible)
Clear Height:	15'
Loading:	2 Docks (1 Shared)
Power:	1,000 Amps Heavy
Parking:	500 Spaces
Heat:	Gas
Lease Price:	Upon Request

## HIGHLIGHTS

- Ample parking
- Fully air conditioned
- Ideal for wholesale & distribution, assemblage, lab, medical, and R&D users
- Additional square footage is available up to 40,000 SF

# HIGHLY ACCESSIBLE LOCATION

- Minutes from major thoroughfares allowing easy access to northern, southern, eastern, and western parts of Long Island and the boroughs.
- Adjacent to Hofstra University & Nassau Community College
- Multiple big box corporate neighbors including The Home Depot, Whole Foods, and Lowes.

## LOCATION

PROXIMITY TO 1000 STEWART AVENUE\*

Meadowbrook State Parkway	1 Minute
Northern State Parkway	4 Minutes
Jericho Turnpike	7 Minutes
Southern State Parkway	14 Minutes
Long Island Expressway	10 Minutes

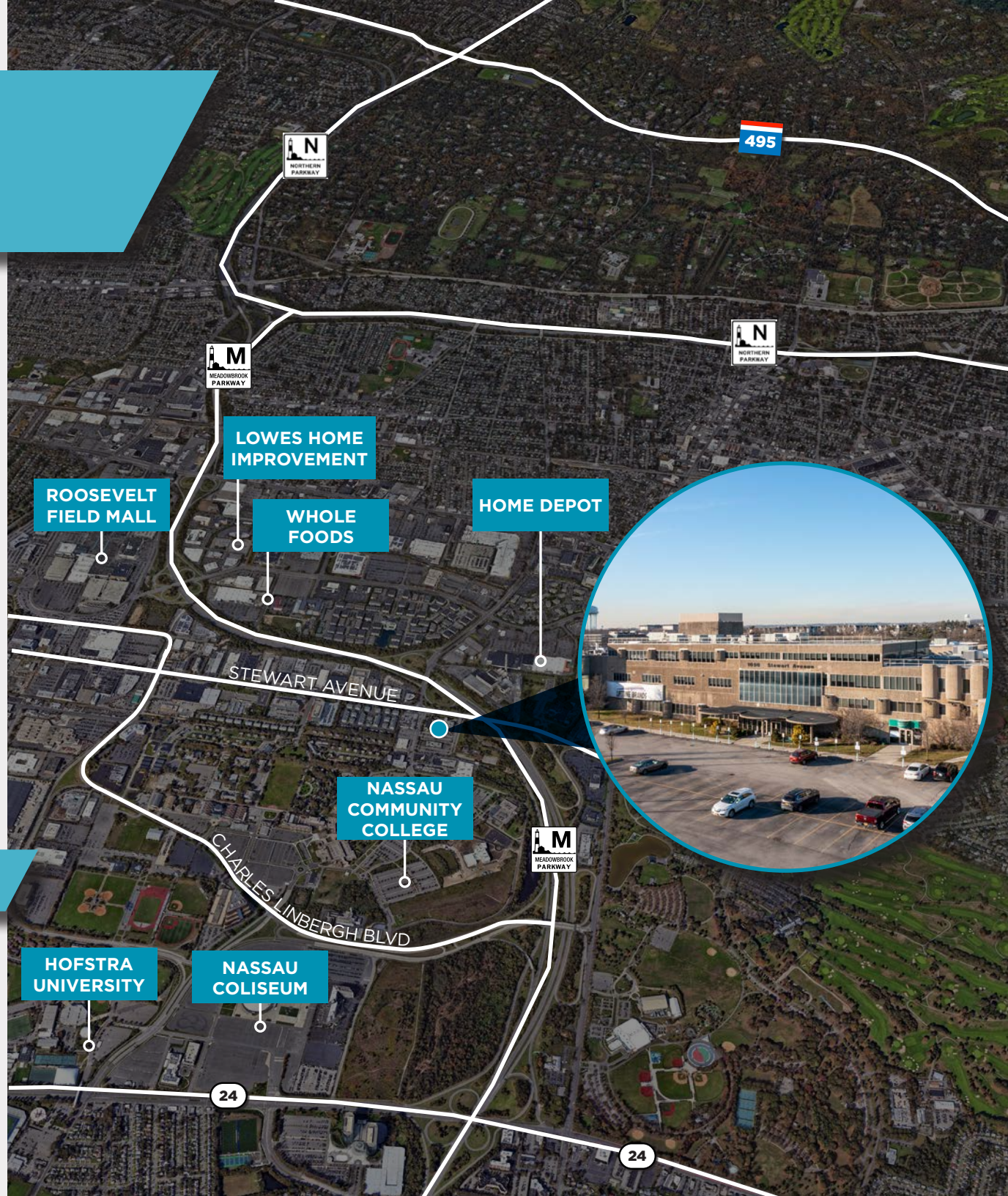
## DEMOGRAPHICS

Within 5 Miles

**735,183**  
Total Population

**386,989**  
Total Consumers

**\$108,354**  
Average Household Income





## FOR MORE INFORMATION, PLEASE CONTACT:

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