

# 18-38

**GARVIES POINT ROAD**  
GLEN COVE, NEW YORK



## COMMERCIAL PROPERTY FOR LEASE

*Excellent for warehouse storage, distribution,  
manufacturing, retail & recreational uses*

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## PROPERTY DETAILS

Total Building Size:	+/- 185,944 SF	Office Space:	BTS (up to 10%)
Plot Size:	+/- 8.45 Acres	Heat:	Gas
Building Space Available:	+/- 29,779 SF	Building Asking Lease Price:	\$17.00 PSF NNN
Parking/Yard Space Available:	+/-20,000 SF	Asking Parking/Yard Lease Price:	By Proposal

## AVAILABLE SPACE CONFIGURATION:

Unit 26: +/- 9,600 SF	<ul style="list-style-type: none"> <li>• 14'6" Ceiling Height</li> <li>• 1 Dock &amp; 1 Drive In</li> </ul>
Unit 31: +/- 8,477 SF	<ul style="list-style-type: none"> <li>• 20,179 SF Combined</li> <li>• Ceiling Heights: 14'3" (Majority) &amp; 21'3" (+/-2,000 SF)</li> <li>• 1 Dock &amp; 1 Drive-in</li> </ul>
Unit 33: +/- 11,702 SF	
<b>Unit 35: +/- 13,500 SF (LEASED)</b>	
Parking/Yard Space Available: +/-20,000 SF	<ul style="list-style-type: none"> <li>• Newly Paved</li> <li>• Multiple Divisions Considered</li> </ul>

## PROPERTY HIGHLIGHTS

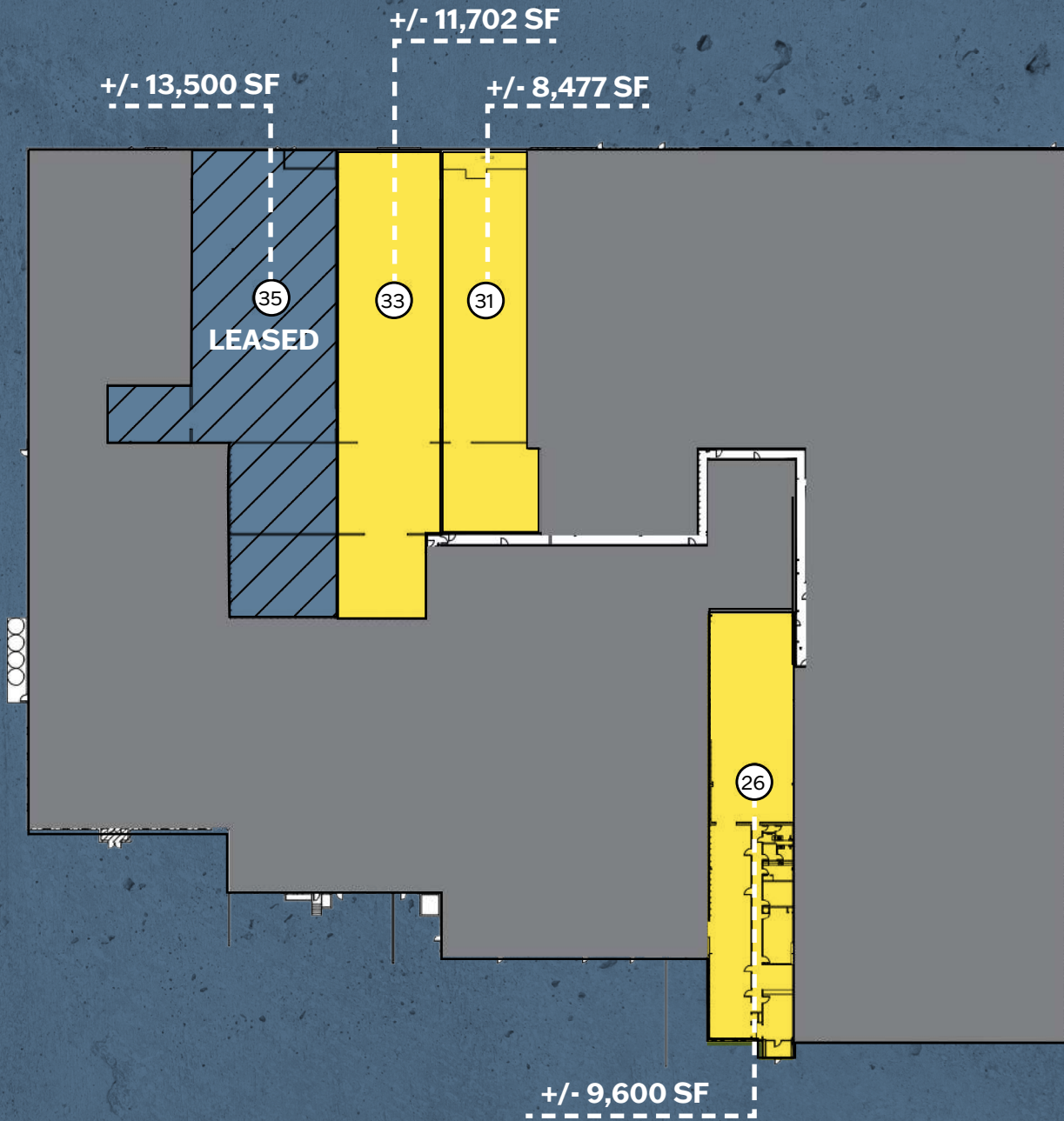
*Units can be leased together or separately.  
Available immediately.*

- Additional loading installations will be considered
- Excellent for warehouse storage, distribution, manufacturing, retail & recreational uses
- Rare availability in Northern Nassau County
- Additional parking and yard space can be leased separately from building
- 1.8 Miles to LIRR Glen Street Station
- Across Street from to Glen Cove Ferry Terminal and a block away from The Beacon At Garvies Point by RXR
- City of Glen Cove; Town of North Hempstead

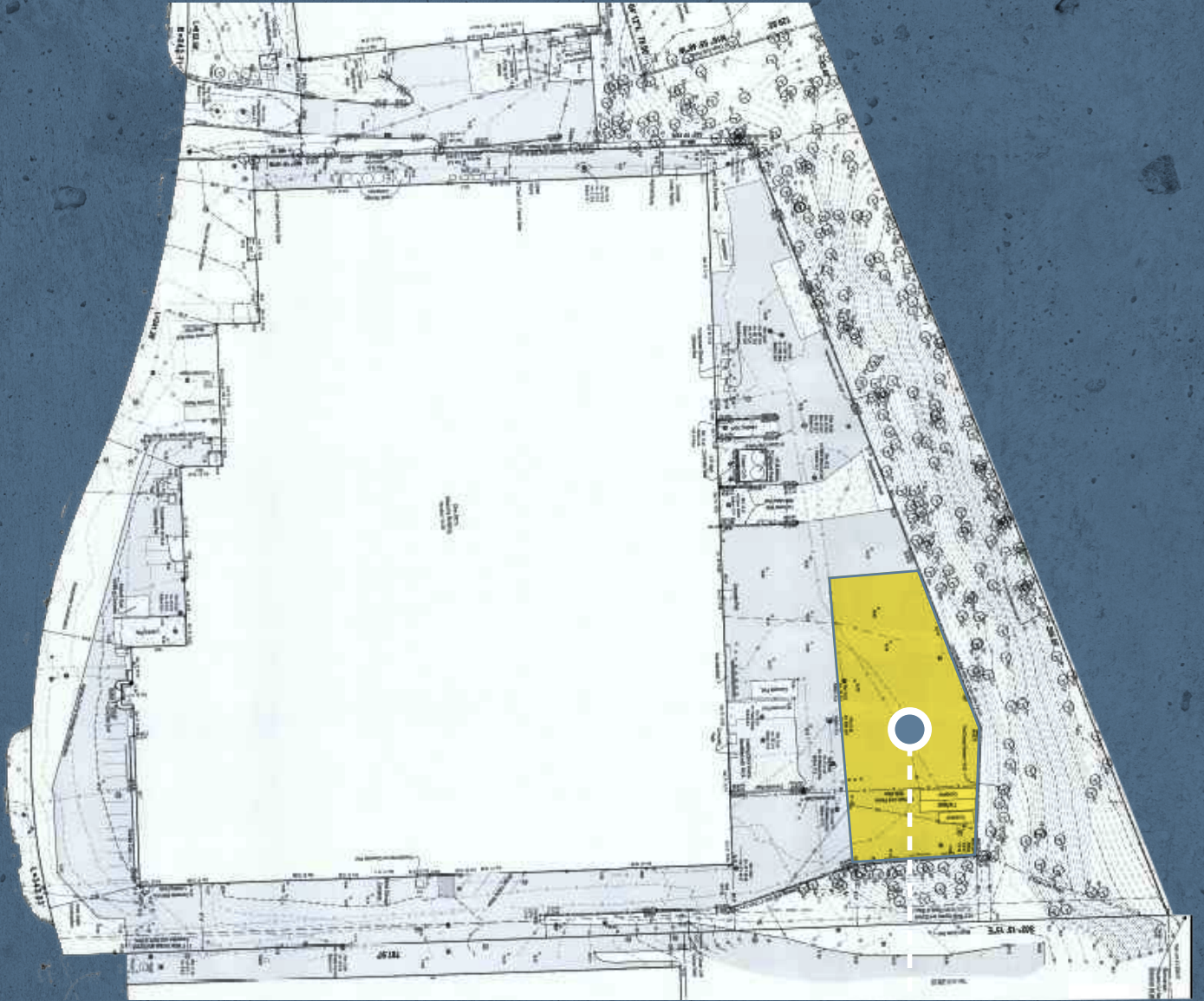


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# BUILDING SPACE LAYOUT



# ADDITIONAL PARKING/ YARD LAYOUT



+/- 20,000 SF

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## DEMOGRAPHICS OVERVIEW

	1 MILE	3 MILES	5 MILES
2023 POPULATION/ 2028 PROJECTIONS	18,048/ 18,610	56,871/ 57,024	114,196/ 113,947
2023 HOUSEHOLDS/ 2028 PROJECTIONS	6,693/ 6,981	20,358/ 20,657	39,651/ 40,042
2023 AVERAGE HOUSEHOLD INCOME/ 2028 PROJECTIONS	\$122,166/ \$136,760	\$166,649/ \$184,563	\$211,484/ \$231,168
2023 AVERAGE DISPOSABLE INCOME	\$86,011	\$111,368	\$133.823