

For sale or lease

348-558 Broadway
Lynbrook, NY

 **JLL** SEE A BRIGHTER WAY

Property specifications

348 Broadway

| | |
|-----------------|-----------------------------------------------------------------------------|
| Available space | ± 30,000 SF |
| Plot size | ± 1.87 acres |
| Office/Showroom | ± 4,600 SF |
| Ceiling height | Up to 19' clear (see page 3) |
| Loading docks | 1 ext. & 1 van dock |
| Drive-in doors | 10 |
| Occupancy | Immediate |
| Lease price | \$14.50 PSF NNN |
| Taxes | \$123,410.19 (± \$4.11 PSF) |
| Insurance | ± \$0.29 PSF |
| Sale price | *MAJOR PRICE REDUCTION* \$7,950,000 \$6,950,000 |

558 Broadway

| | |
|-------------|-------------------------------------------------------------------------------------------------------------------|
| Space notes | <ul style="list-style-type: none">Fully occupied legal 2-family homeIncluded in sale price |
| Taxes | \$20,347.60 |
| Plot size | Approx. 0.13 acres |

Exposure & excess land in Western Nassau County



Prime User/Investment Opportunity · Potential for multiple revenue streams

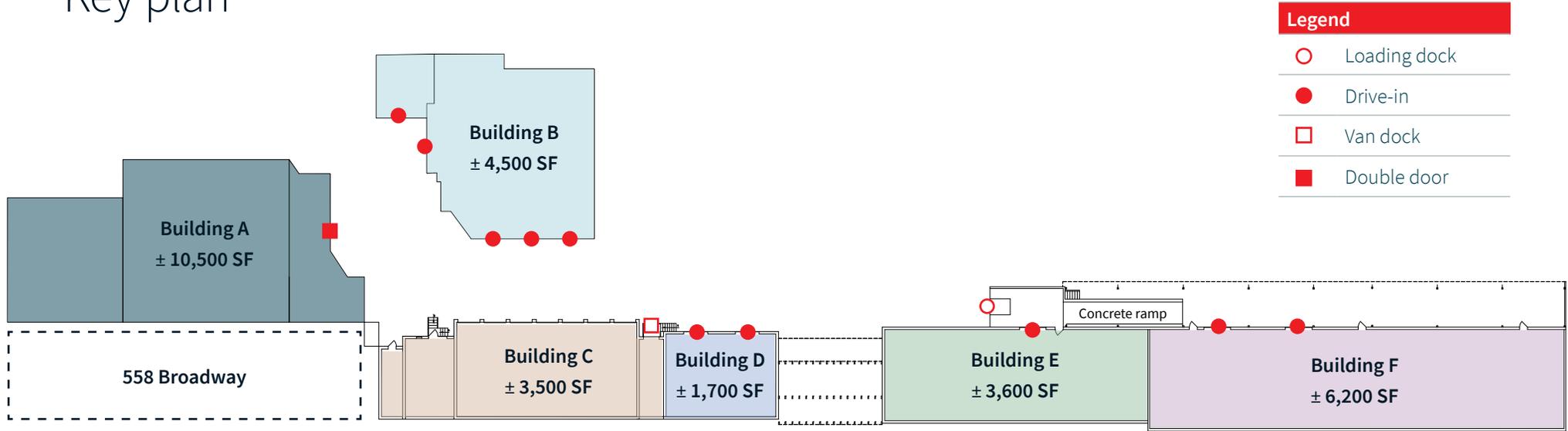


348-558 Broadway / Lynbrook

Property photos



Key plan



| Legend | |
|--------|--------------|
| | Loading dock |
| | Drive-in |
| | Van dock |
| | Double door |

Building A

| | |
|-----------------------|-----------------|
| Ceiling height | 12' - 18' clear |
| Loading | Double door |

Building B

| | |
|-----------------------|------------------|
| Ceiling height | 9' clear |
| Loading | 5 drive-in doors |

Building C

| | |
|-----------------------|------------|
| Ceiling height | 8' clear |
| Loading | 1 van dock |

Building D

| | |
|-----------------------|------------------|
| Ceiling height | 8' clear |
| Loading | 2 drive-in doors |

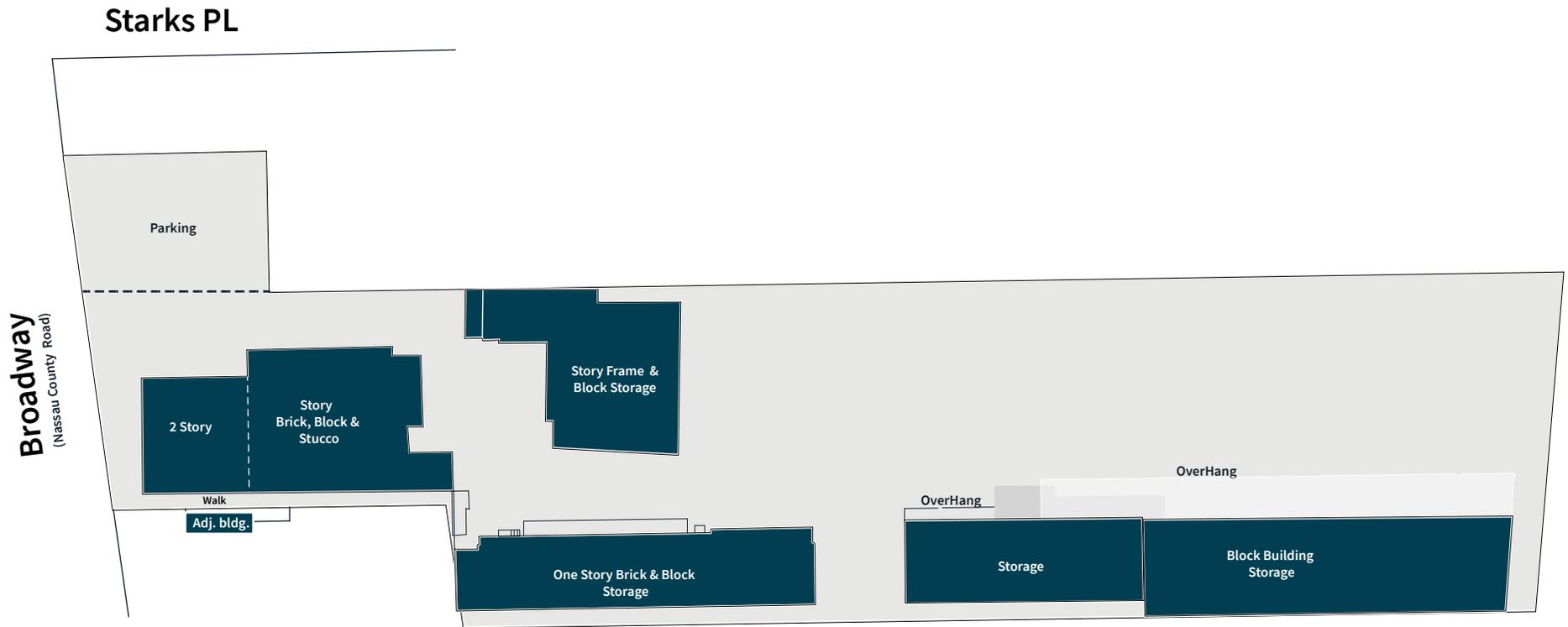
Building E

| | |
|-----------------------|----------------------------|
| Ceiling height | 12' - 13' clear |
| Loading | 1 drive-in, 1 loading dock |

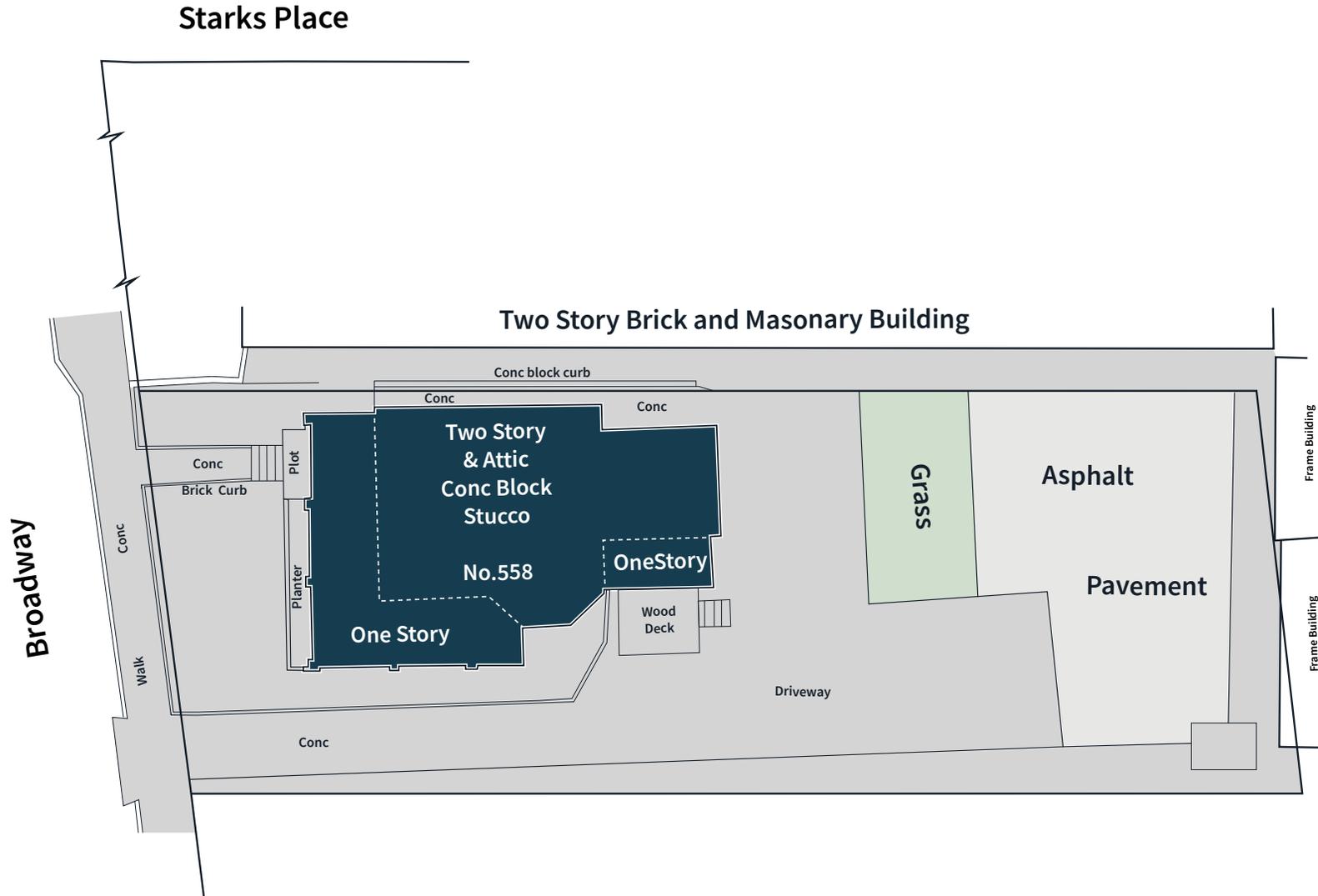
Building F

| | |
|-----------------------|-------------------------|
| Ceiling height | 19' clear (column free) |
| Loading | 2 drive-in doors |

Survey - 348 Broadway



Survey - 558 Broadway



Demographics



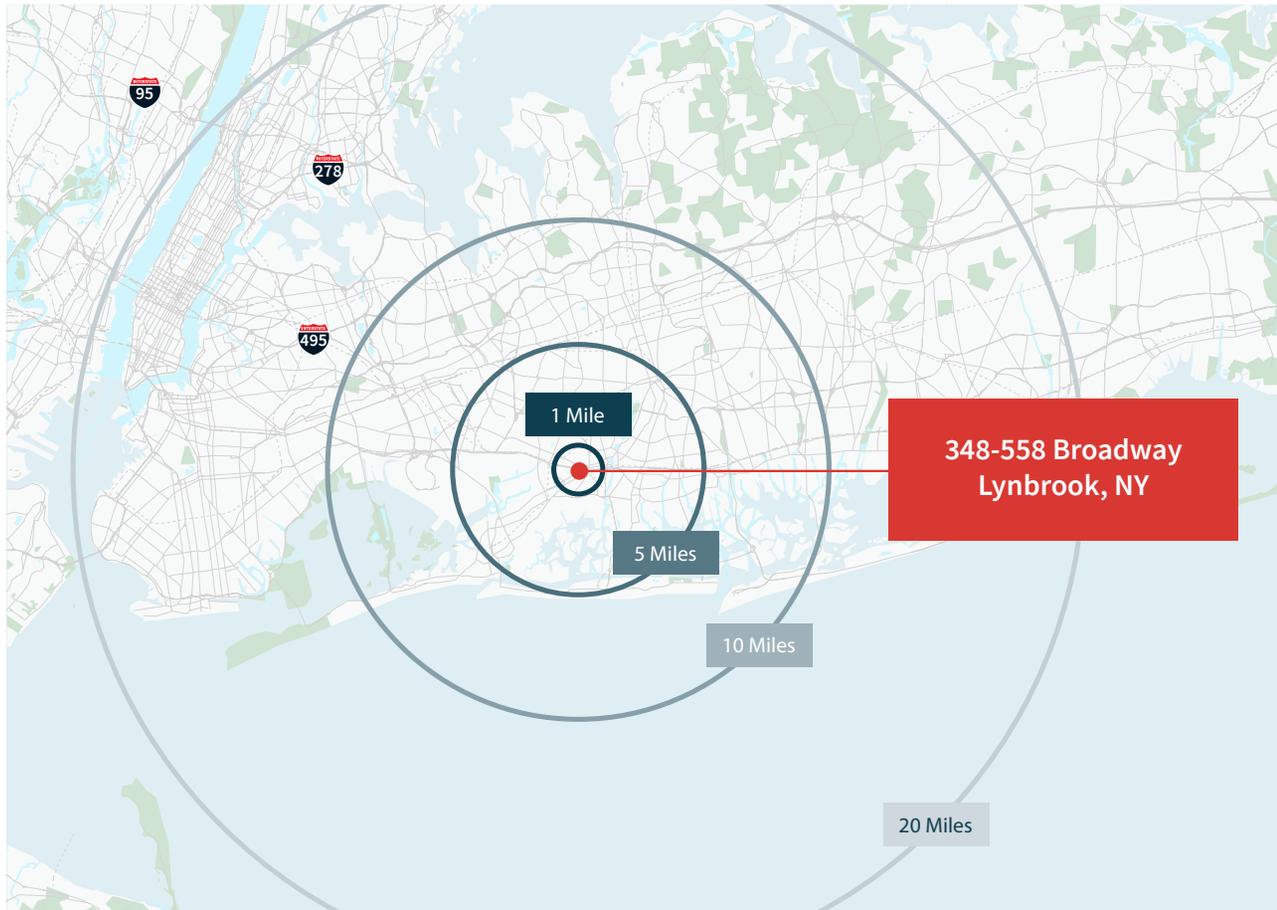
30-minute drive time statistics

| | | | | |
|-------------------------|--------------------------|--------------------------------|----------------------------|------------------|
| | | | | |
| Total population | Warehouse workers | Median household income | Blue-collar workers | COL index |
| 3,523,252 | 78,637 | \$95,487 | 131,036 | 147.2 |

Nassau County statistics

| | |
|--------------------------|--------------------------|
| | |
| Total labor force | Unemployment rate |
| 727,659 | 2.9% |

Location overview



Key distances

| | |
|----------------------------------------|------------------------------------|
| 0.6 Miles to Sunrise Hwy | 4.5 Miles to Belt Pkwy |
| 6.7 Miles to Queens | 10.7 Miles to Brooklyn |
| 14.5 Miles to I-495 | 21.6 Miles to Manhattan |
| 0.6 Miles to LIRR - Lynbrook | 6.1 Miles to JFK Airport |



Exclusive agents

Joseph Sorbara
joseph.sorabara@jll.com
+1 631 962 7386

Doug Omstrom
doug.omstrom@jll.com
+1 631 962 2899