

OFFERING MEMORANDUM

120 Voice Road Carle Place, NY 11514

FOR LEASE



Commercial



EXECUTIVE SUMMARY

120 Voice Road Carle Place, NY 11514

Building Size:	25,000 SF	Lot Size:	0.97 Acres
Available SF:	15,000 SF	Parking:	61 Spaces
Lease Rate:	\$20 Per Sq. Ft NNN	Zoning:	I-B

Property Overview

Discover the ideal location for a National Retailer, Showroom, or Industrial use at 120 Voice Road in Carle Place, NY. This versatile property offers a strategic and prominent position for businesses seeking visibility and accessibility. With ample space for a showroom or industrial operations, the property presents a prime opportunity for establishing a strong presence in a thriving market. Its adaptable layout and modern features provide a solid foundation for achieving business goals, while its location offers a competitive edge for attracting customers or clients. Don't miss the chance to elevate your business at this sought-after address.

Property Highlights

- Versatile space suitable for showroom or industrial use
- Ample square footage for retail or industrial needs
- Strategic position for attracting customers or clients
- Well-suited for national retailer looking to establish a presence
- Ideal for showcasing products or conducting industrial activities

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY DETAILS

120 Voice Road Carle Place, NY 11514

Lease Rate

\$20 Per Sq. Ft NNN

Location Information

Street Address	120 Voice Road
City, State, Zip	Carle Place, NY 11514
County	Nassau
Township	Town of North Hempstead

Building Information

Building Size	25,000 SF
Available SF	15,000 sf
Ceiling Height	14 Ft Clear
Sprinklered	Fully
Loading	2 Overhead Doors
Parking	61 Total Spaces
HVAC	Full
Heating	Gas

Property Information

Property Type	Industrial
Property Taxes	Approx. \$7 Per Sq. Ft
Zoning	I-B
Lot Size	0.97 Acres
Sanitary	Sewers

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SITE PLANS

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ADDITIONAL PHOTOS

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RETAILER MAP

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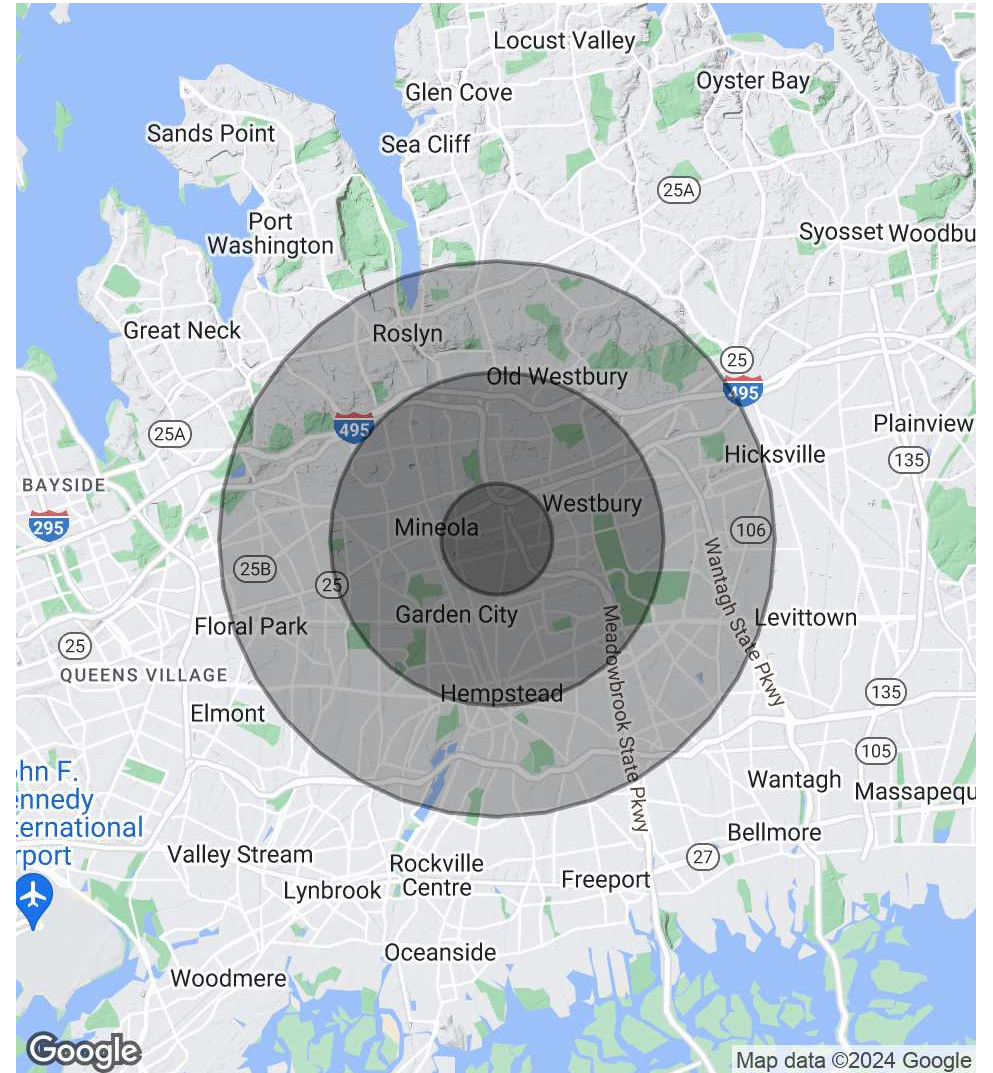
DEMOGRAPHICS MAP & REPORT

120 Voice Road Carle Place, NY 11514

Population	1 Mile	3 Miles	5 Miles
Total Population	18,459	157,297	425,965
Average Age	40.3	38.0	39.0
Average Age (Male)	38.6	36.5	37.4
Average Age (Female)	41.1	38.8	40.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,513	50,700	133,926
# of Persons per HH	2.8	3.1	3.2
Average HH Income	\$112,539	\$111,601	\$117,417
Average House Value	\$770,308	\$634,843	\$590,909

Race	1 Mile	3 Miles	5 Miles
% White	86.3%	62.4%	59.6%
% Black	4.1%	16.8%	19.8%
% Asian	6.1%	8.1%	8.8%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.1%
% Other	2.2%	10.2%	9.3%



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 **Douglas Elliman**
Commercial

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.