



22,000 SF

Upscale Industrial Space for Lease

Lease Price: \$22.50 SF

485 BROWN COURT, OCEANSIDE, NY 11572

Description

Most industrial buildings force a trade-off: big warehouse clearance or real executive office space, 485 Brown Ct gives you both. A fully renovated 22,000 SF warehouse at 16' clear sits alongside 2,850 SF of turnkey executive offices — private offices, conference room, lounge, and kitchen — plus two fenced, gated yards for trailer trucks and outdoor storage. Turnkey. Available September 1, 2026.

Key Features

- 22,000 SF renovated warehouse at 16' clear height
- 2,850 SF executive office build-out — conference room, 4 private offices, lounge & kitchen
- 2 overhead doors | wet sprinkler system throughout
- Two fenced & gated yards: 14,000 SF + 6,000 SF — ideal for trailer trucks & outdoor storage
- Ample free parking | 24-hour access
- Ideal for: manufacturing, distribution, contractors, high-tech & more



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ABOUT ELIANE SAID

Eliane Said is a Commercial Real Estate Advisor with eXp Commercial in New York, specializing in office, retail, industrial, and investment properties across Long Island and the New York metropolitan area. She represents landlords and tenants, focusing on strategic positioning, disciplined underwriting, and efficient execution.



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