

81 Sheridan Blvd

Inwood NY 11096



CONFIDENTIALITY & DISCLAIMER

The information contained in this offering memorandum (the “Offering Memorandum”) is proprietary and strictly confidential. This Offering Memorandum has been prepared by and is the property of Tripoint Real Estate and has been reviewed by the owner of the property (the “Owner”). It is furnished solely for the purpose of review by prospective purchasers of the property and may not be used for any other purpose or made available to any other person without the express written consent of the Owner or Tripoint Real Estate. By accepting this Offering Memorandum, the recipient agrees to return it to Tripoint Real Estate or the Owner immediately upon request. No portion of this Offering Memorandum may be copied, reproduced, or disclosed to any person without the prior written authorization of the Owner or Tripoint Real Estate, and each prospective purchaser and/or broker proceeds entirely at its own risk.

The recipient agrees to keep this Offering Memorandum and all related documents, materials, studies, analyses, leases, brochures, computer output, and other information concerning the property (collectively, the “Evaluation Material”) strictly confidential. Certain Evaluation Material, including leases and financial information, is described in summary form only. Such summaries do not purport to be complete or accurate descriptions of the full agreements involved and do not constitute a legal, financial, tax, or other professional analysis of such documents.

The information contained herein has been compiled from sources deemed to be reliable; however, neither the Owner nor Tripoint Real Estate makes any representation or warranty, express or implied, as to the accuracy, veracity, or completeness of the information provided, and each expressly disclaims any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material, or for any omissions therefrom. Financial projections, assumptions, estimates, and other forward-looking information contained herein are provided for general reference purposes only, shall not be relied upon, and are subject to change due to market conditions, economic factors, and other circumstances beyond the control of the Owner and Tripoint Real Estate. The Owner and Tripoint Real Estate shall have no obligation to update or supplement the information contained herein.

Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to exclusively represent 81 Sheridan Blvd, Inwood, NY 11096, a versatile industrial/commercial property located in the Long Island market within Nassau County.

The property consists of approximately **9,350 square feet** on a **0.15-acre lot** and is zoned **IN1**, allowing for a range of industrial and commercial uses. The asset appears well-suited for light industrial, warehouse, storage, distribution, event-related operations, or service-oriented users. The site also benefits from proximity to major transportation corridors in Inwood.



PROPERTY SUMMARY

Total Building Size:	± 9,350 SF
Acre Lot:	± 0.15
Drive Ins:	1
Clear Height:	± 15'
Taxes:	Inquire
Asking Rent Price:	\$22/SF
Asking Sale Price:	Inquire

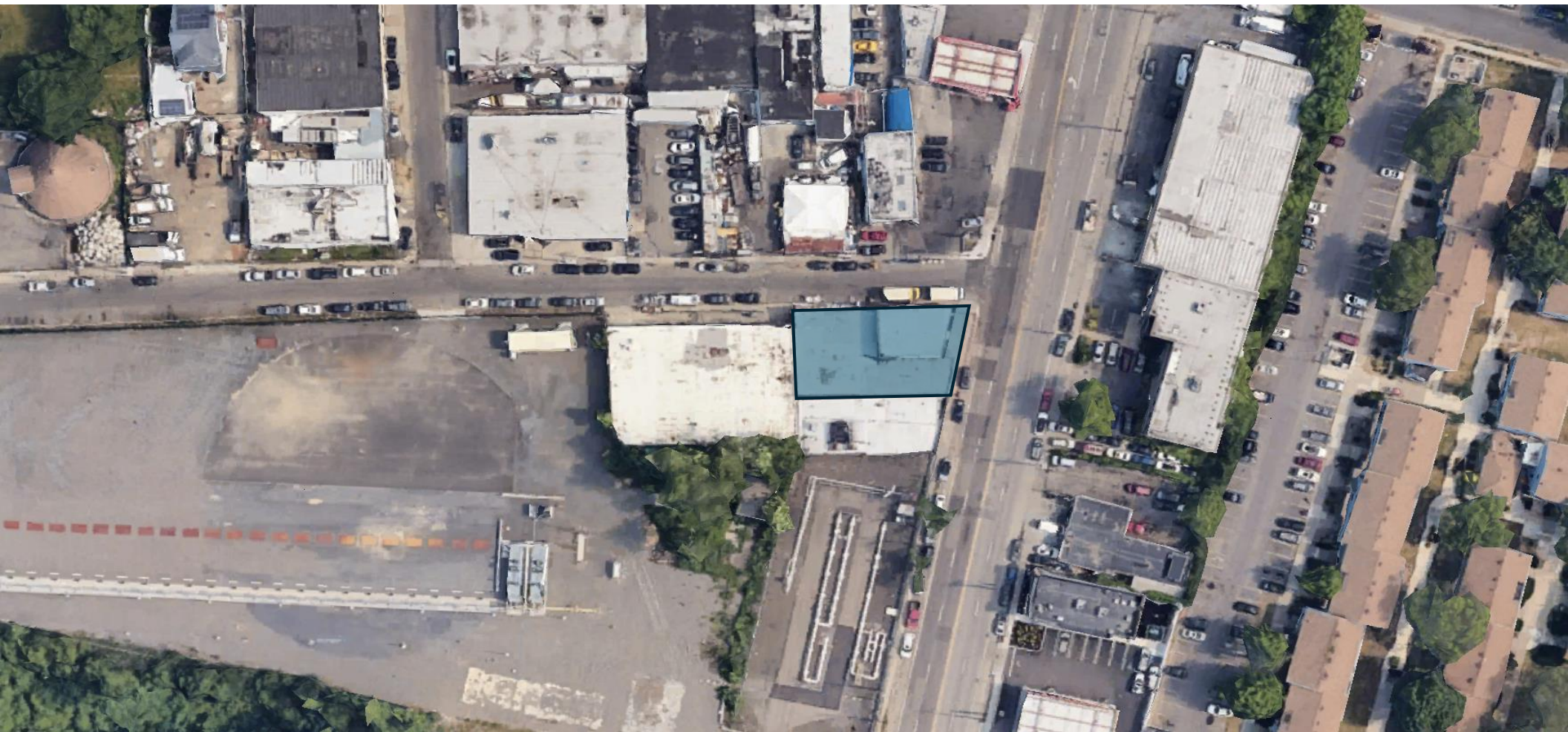
ADDITIONAL DETAILS

Zoning:	IN1
Town:	Hempstead
County:	Nassau
Market:	Long Island (New York)

NEIGHBORHOOD OVERVIEW

81 Sheridan Blvd – Inwood, NY 11096

This property sits in the heart of **Inwood, Nassau County**, a well-established industrial and commercial submarket within the greater Long Island region. The property benefits from its strategic positioning near major transportation infrastructure, including close proximity to **JFK Airport**, the **Nassau Expressway (NY-878)**, and the **Belt Parkway**, providing efficient connectivity to Queens, Brooklyn, and the broader NYC metropolitan area.



Property Photographs



Property Photographs



CONTACT EXCLUSIVE AGENTS

Christopher Cardenas

631.678.5929

chris@tripointre.com

Jonathan Cardenas

631.559.8407

jon@tripointre.com

Jordan Cardenas

631.219.9277

jordan@tripointre.com

Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.



Disclaimer: This analysis is a Broker Price Opinion (BPO) and is provided solely for informational purposes. It does not constitute an appraisal or guarantee of value. All financial estimates, assumptions, and projections are based on publicly available data and information provided by third parties deemed reliable, but not guaranteed. Prospective investors are strongly advised to conduct their own due diligence. Broker shall not be held liable for any inaccuracies or decisions made based on this analysis.