



First LEED Gold Warehouse in Nassau County

Nassau Logistics Center

125 NEW SOUTH ROAD, HICKSVILLE, NY 11801

AVAILABLE NOW

207,497 sq. ft.
AVAILABLE

Up to 36'
CLEAR HEIGHT

5,831 - 12,400 sq. ft.
OFFICE AREA

37 (9'x10')
DOCK DOORS

201,666 sq. ft.
WAREHOUSE

2 (12'x16')
DRIVE-INS

RECENTLY DELIVERED

Features

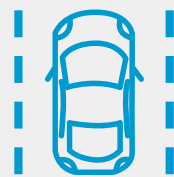
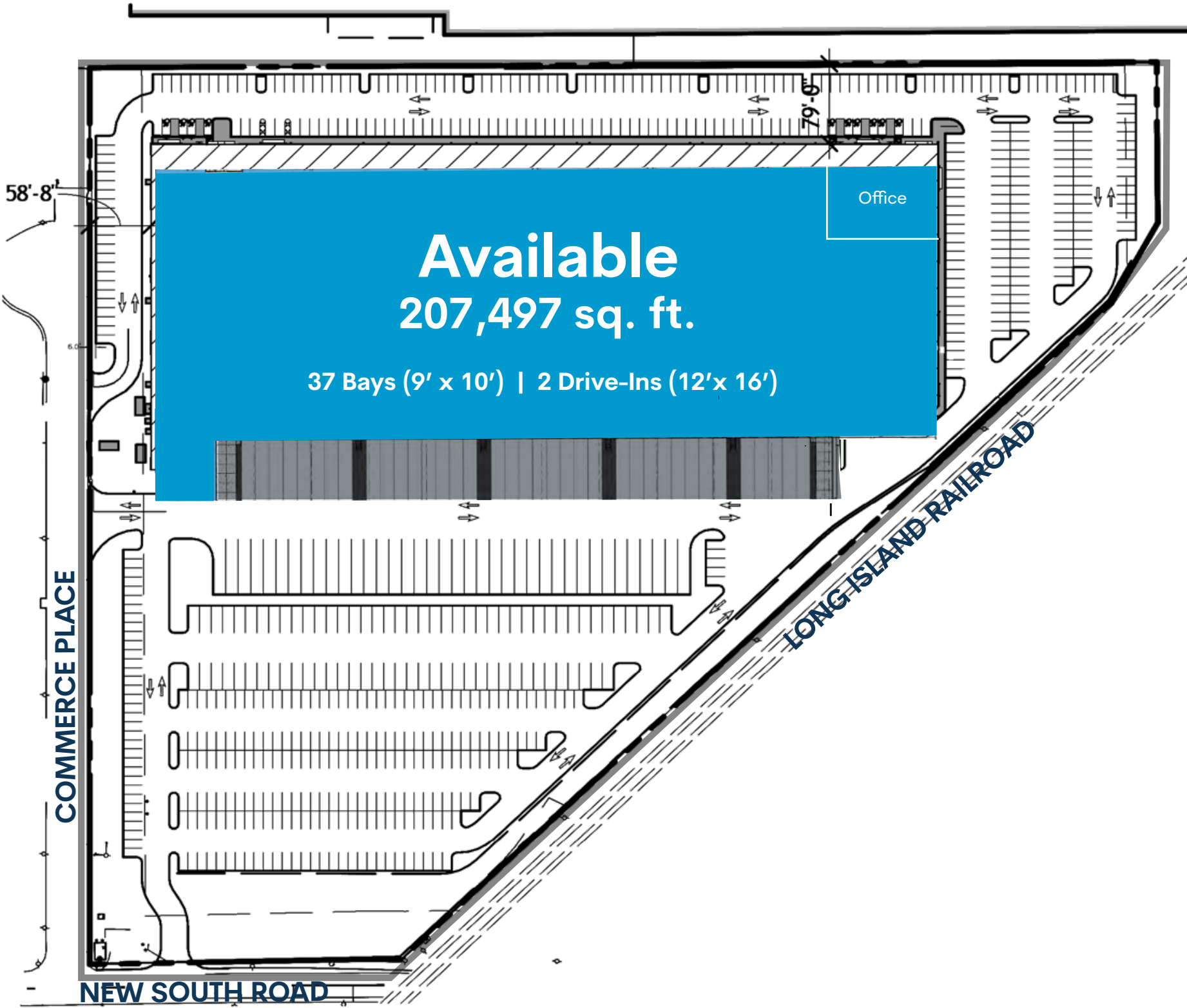
Nassau Logistics Center offers a 207,497 sq.ft. class A distribution center on an expansive 15-acre site, providing a unique opportunity for scaled fleets and IOS.

The LEED certified, state-of-the-art facility is the most western located in Nassau County of its size and type, and is ready for immediate occupancy.



Building Specifications

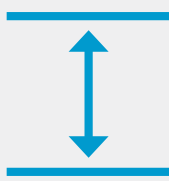
Building Size	207,497 sq. ft.
Available	207,497 sq. ft. (divisible)
Office Space	5,831 sq. ft. (Includes 4,800 sq.ft. mezzanine office & 1,031 sq.ft. shipping office) (Preapproved for 12,400 sq. ft. of total office space)
Clear Height	36'
Dimensions	264'3" x 752'8"
Column Spacing	56' x 51' (60' speed bays)
Dock Doors	37 (9'x10')
Drive-ins	2 (12'x16')
Format	Rear loaded
Trailer Parking	38 stalls
Automobile Parking	572 spaces
Van Parking	79 spaces
Sprinklers	ESFR
Lighting	Motion-sensored LED
Power	2,500 amps



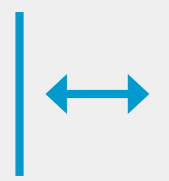
572
Automobile
Parking



37
Loading
Docks



36'
Clear
Height



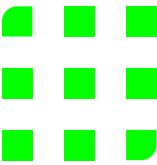
56' x 51'
Column
Spacing



2
Drive-In Doors



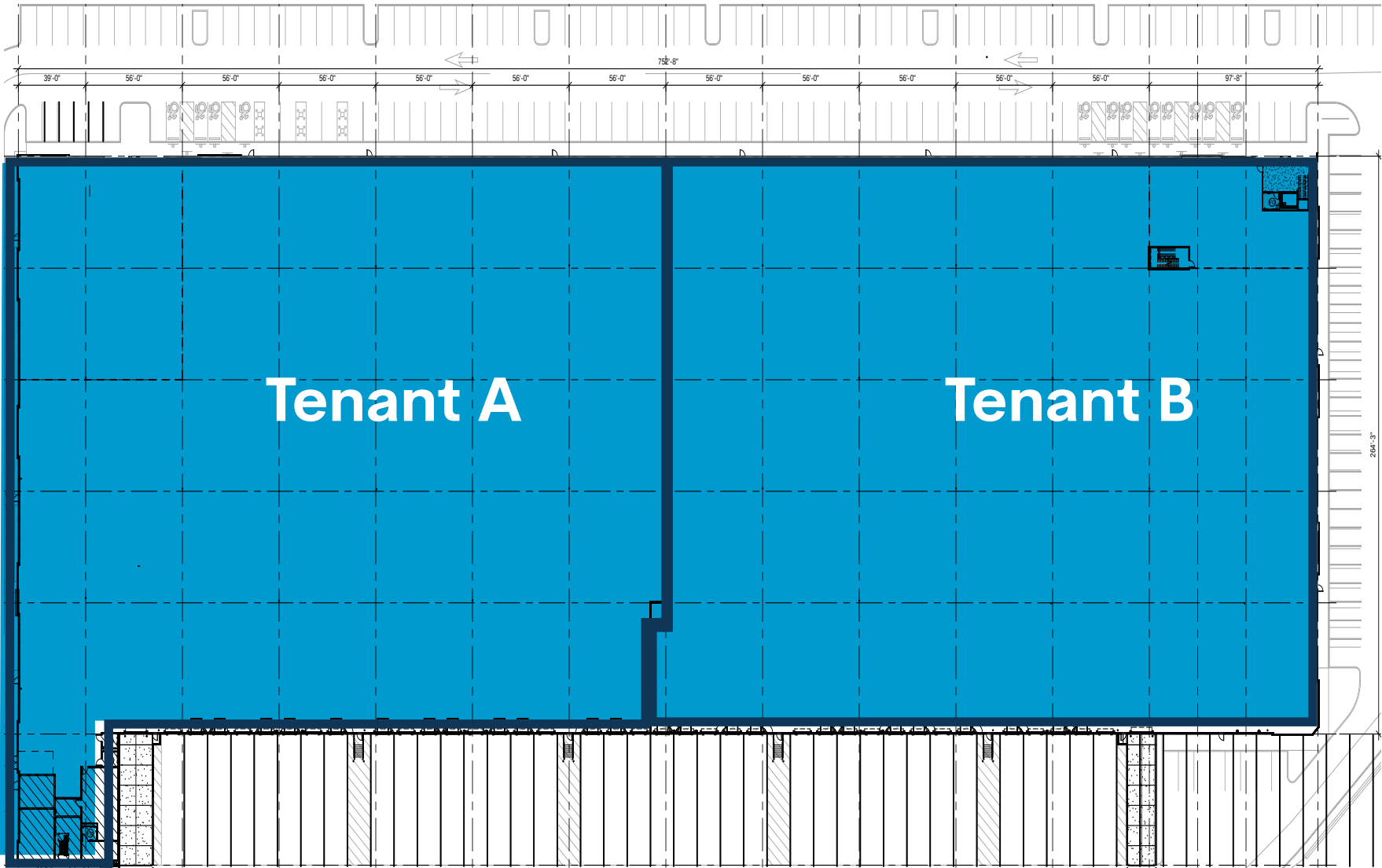
130'
Truck Court
Depth



Proposed Divisions

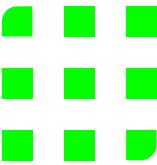
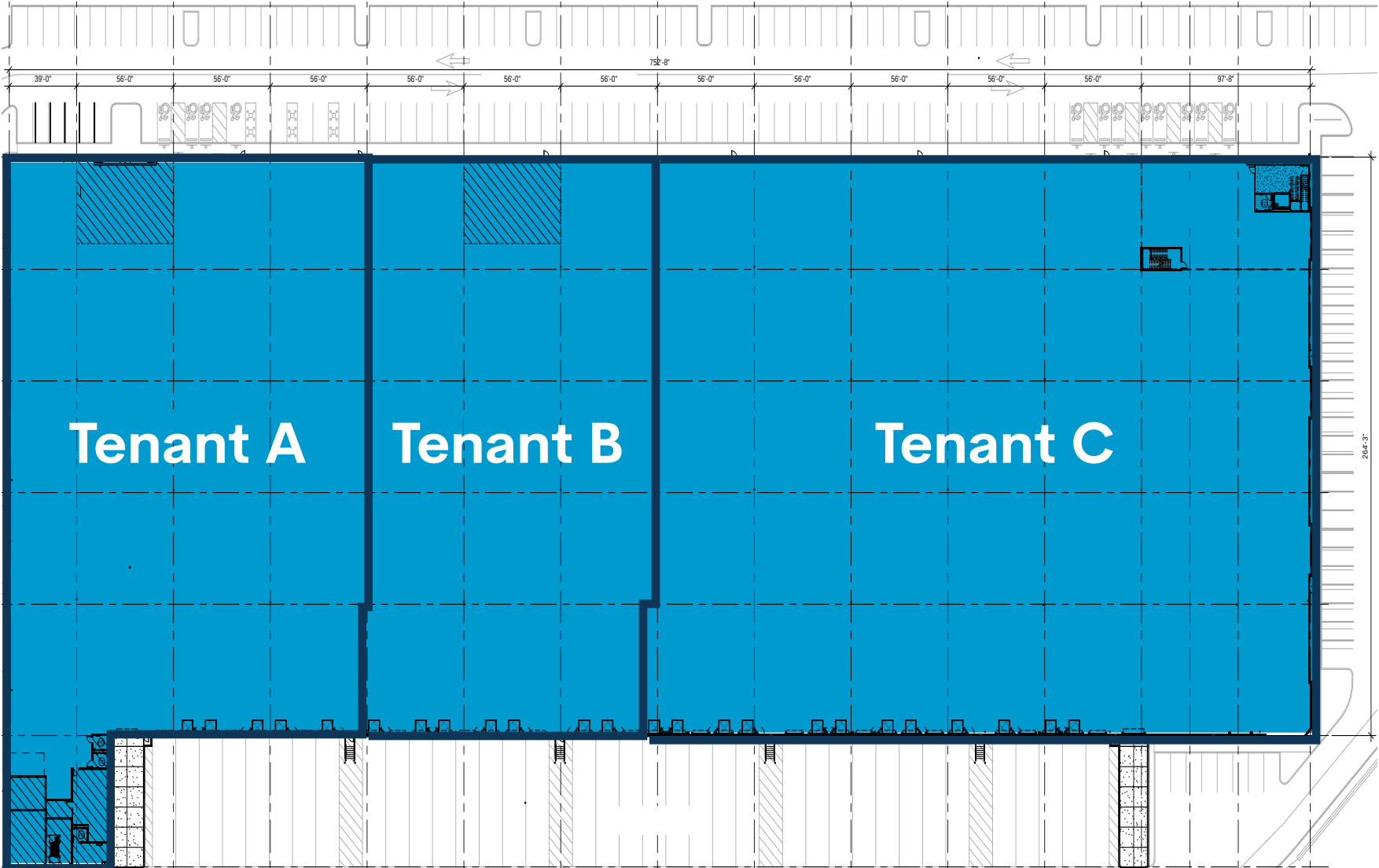
Two Tenant Division Plan

Tenant A	Tenant B
101,787 SF	105,710 SF
19 Docks	18 Docks
1 Drive-In	1 Drive-In



Three Tenant Division Plan

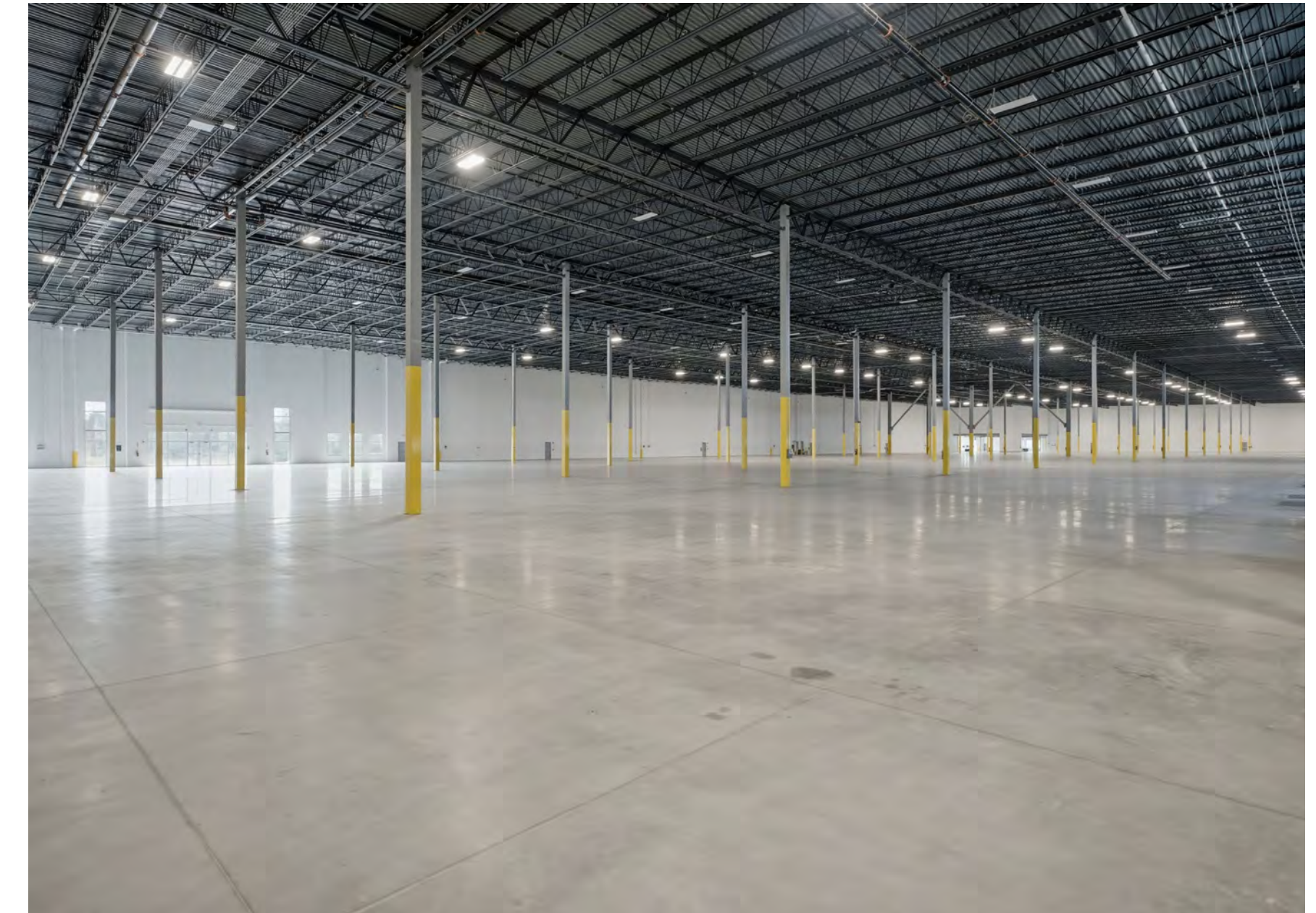
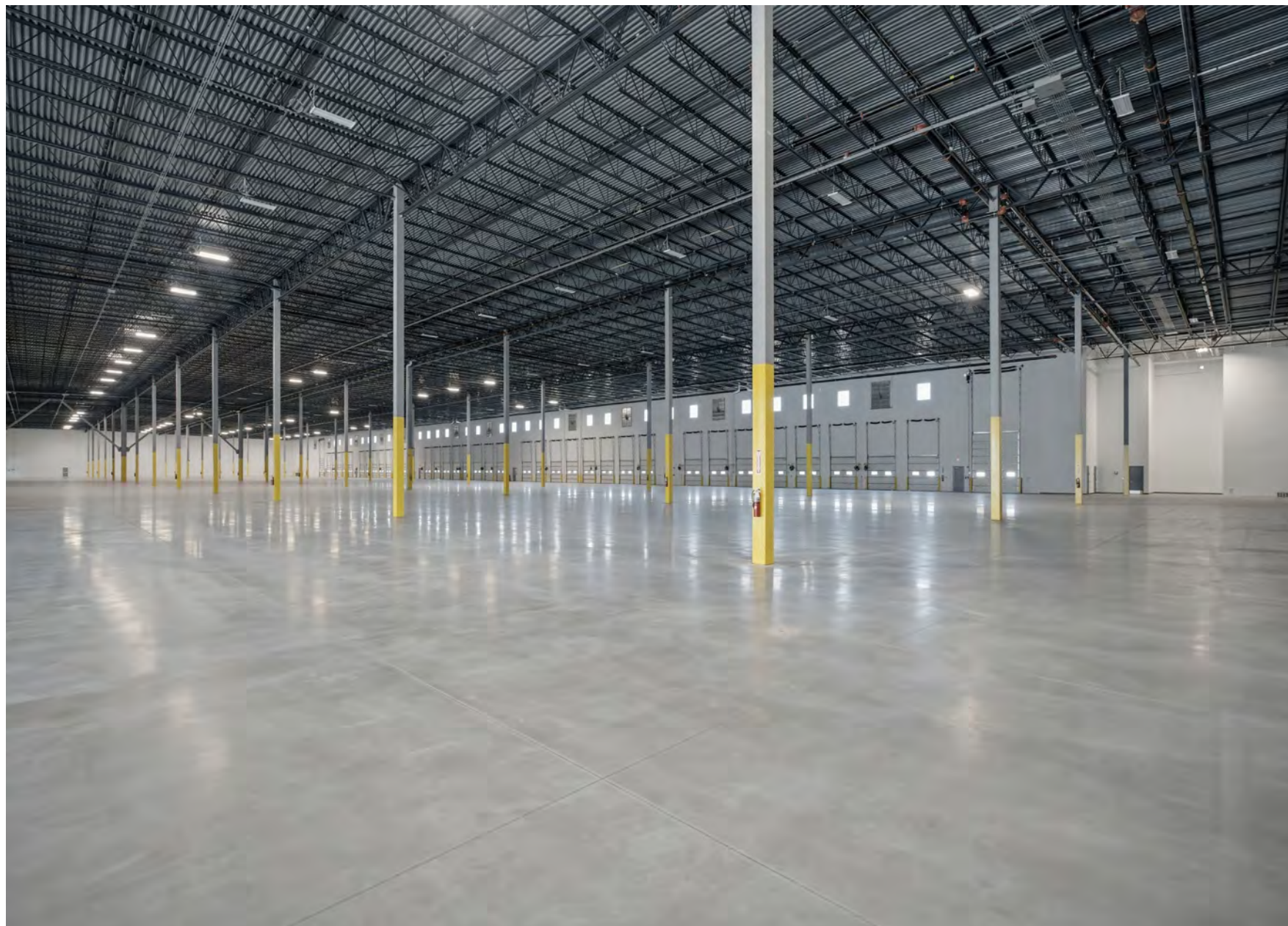
Tenant A	Tenant B	Tenant C
55,857 SF	44,013 SF	100,386 SF
8 Docks	11 Docks	18 Docks
1 Drive-In		1 Drive-In

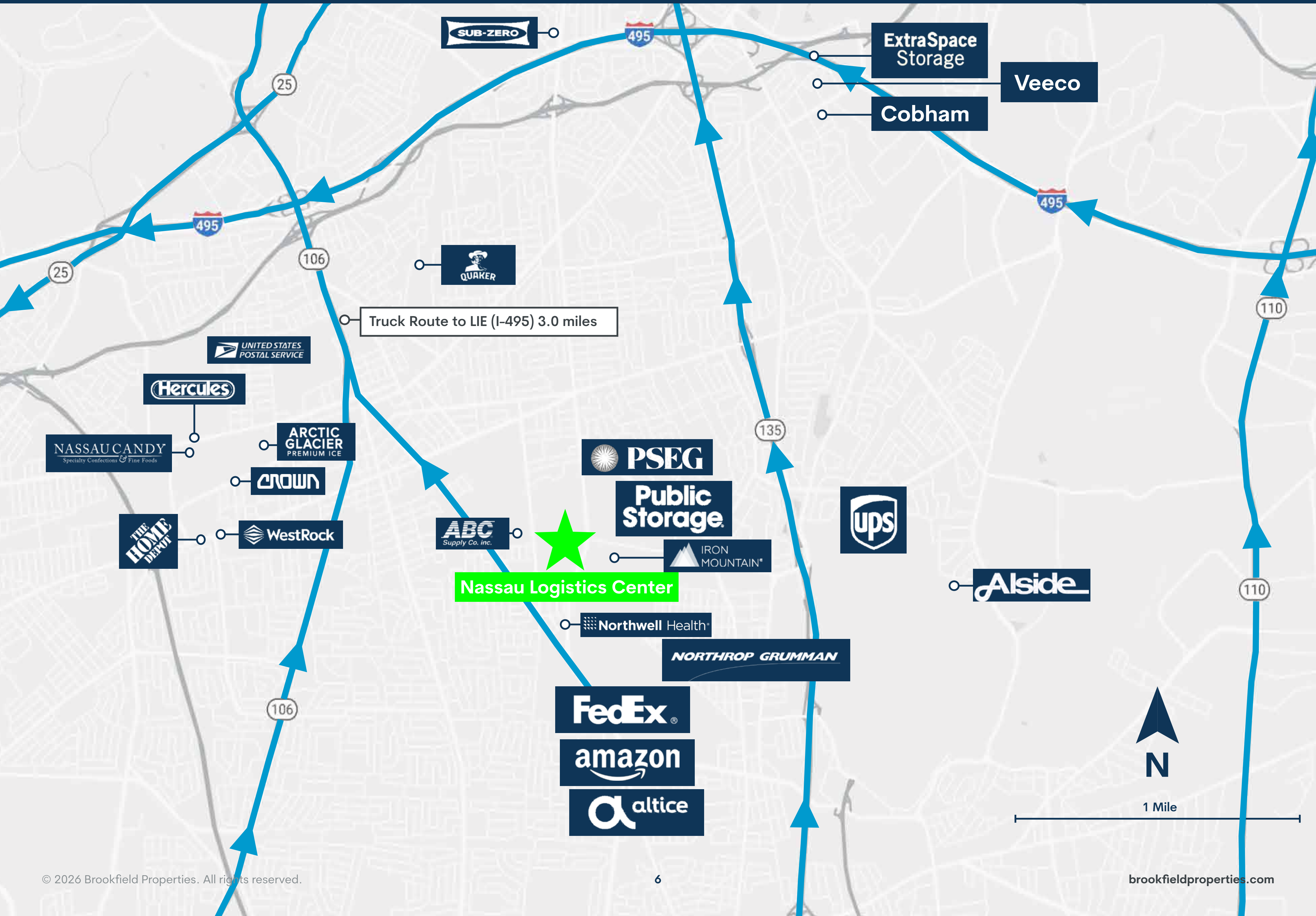
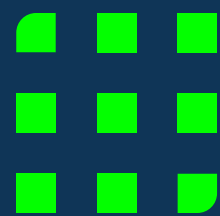


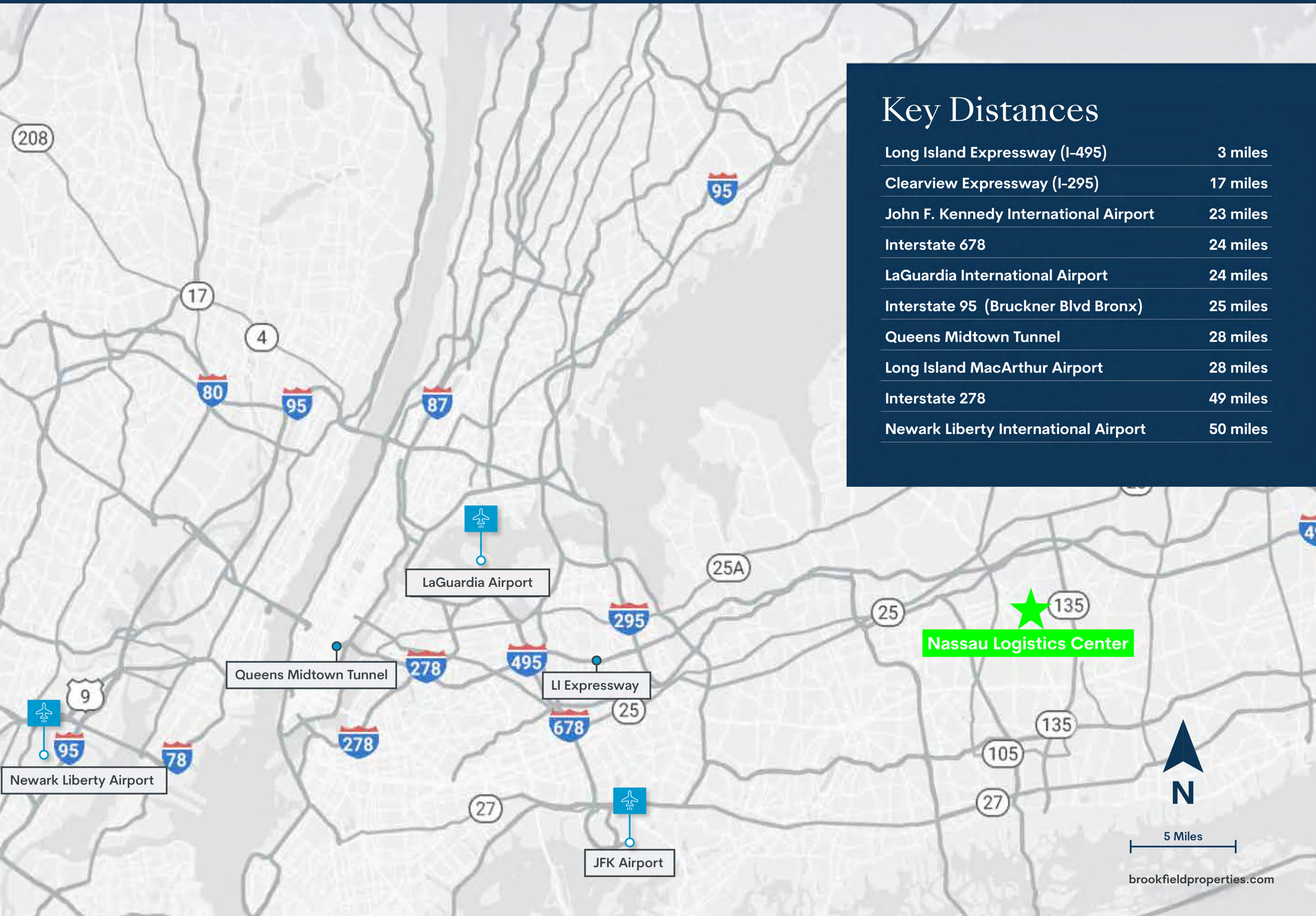
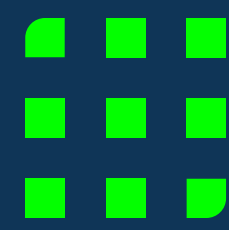
Exterior Gallery



Interior Gallery







Key Distances

Long Island Expressway (I-495)	3 miles
Clearview Expressway (I-295)	17 miles
John F. Kennedy International Airport	23 miles
Interstate 678	24 miles
LaGuardia International Airport	24 miles
Interstate 95 (Bruckner Blvd Bronx)	25 miles
Queens Midtown Tunnel	28 miles
Long Island MacArthur Airport	28 miles
Interstate 278	49 miles
Newark Liberty International Airport	50 miles

5 Miles

Nassau Logistics Center

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Leasing Contacts



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