

FREESTANDING INDUSTRIAL FACILITY ON OVERSIZED LOT 840 S BROADWAY, HICKSVILLE

± 55,789 SF on 4.66 Acres | Available Q1 2027



Building Specifications

Total Building Size:	± 55,789 SF
Total Site Area:	± 4.66 Acres
Office Space:	± 15,000 SF (Can be converted to warehouse)
Ceiling Height:	40,000 SF @ 12' Clear 10,000 SF @ 14' Clear
Loading:	4 Docks / 2 Drive-In Doors (Possible to install additional loading docks)
Power:	4,000 Amps
Parking:	240 Car Parking Stalls
Sprinkler System:	Yes
Coverage:	24% (Possible to expand building up to 85,000 SF)
Zoning:	Light Industrial (Town of Oyster Bay) Outdoor storage allowed
Comments:	• Full Climate Control Facility • Landlord will entertain raising the roof to 28' clear based upon tenant proposal • Permitted outdoor storage as an accessory use • Retail exposure and accessibility / 325 linear feet of frontage

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OWNED & MANAGED BY:

THE RENATUS GROUP LLC

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Photos



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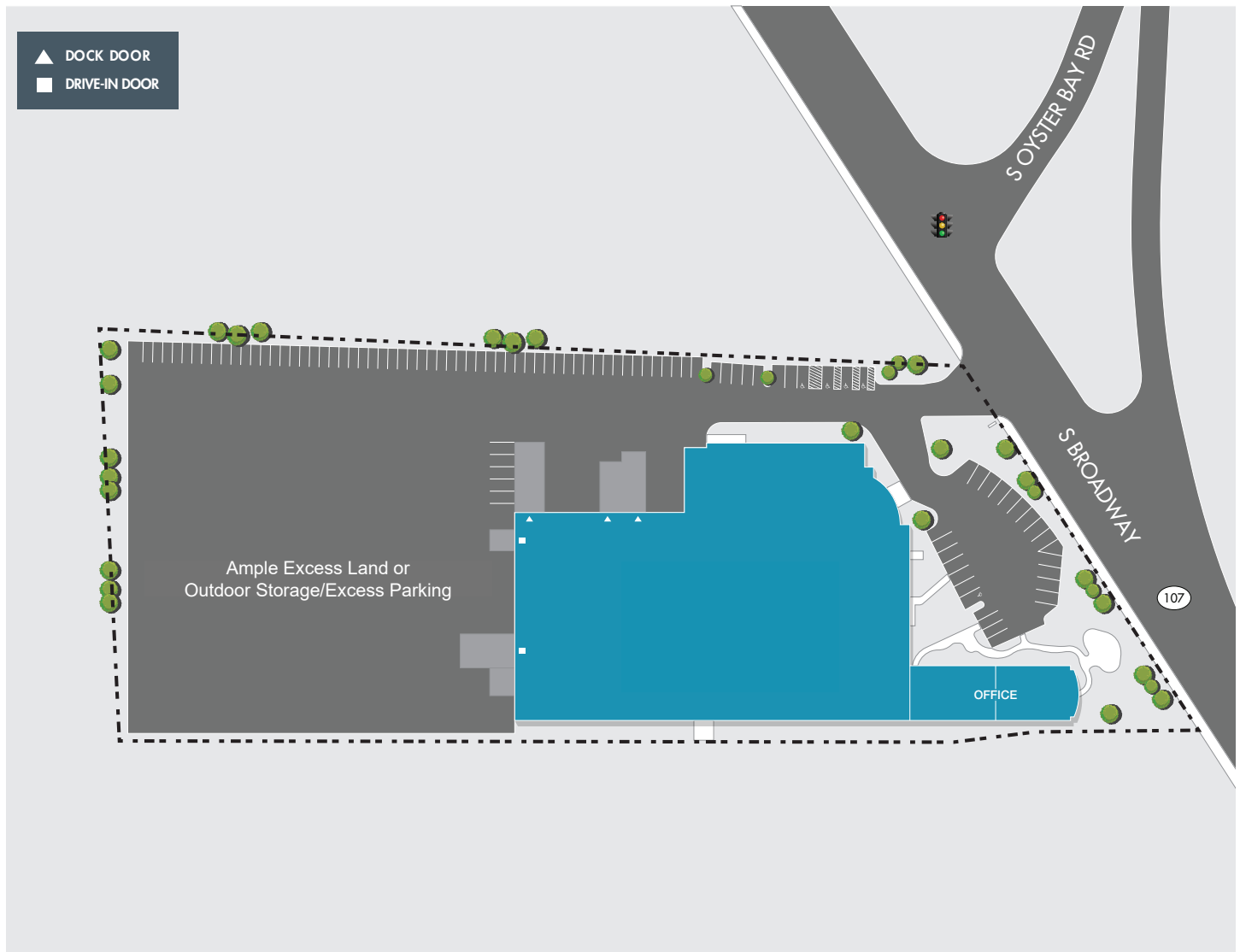


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Site Plan



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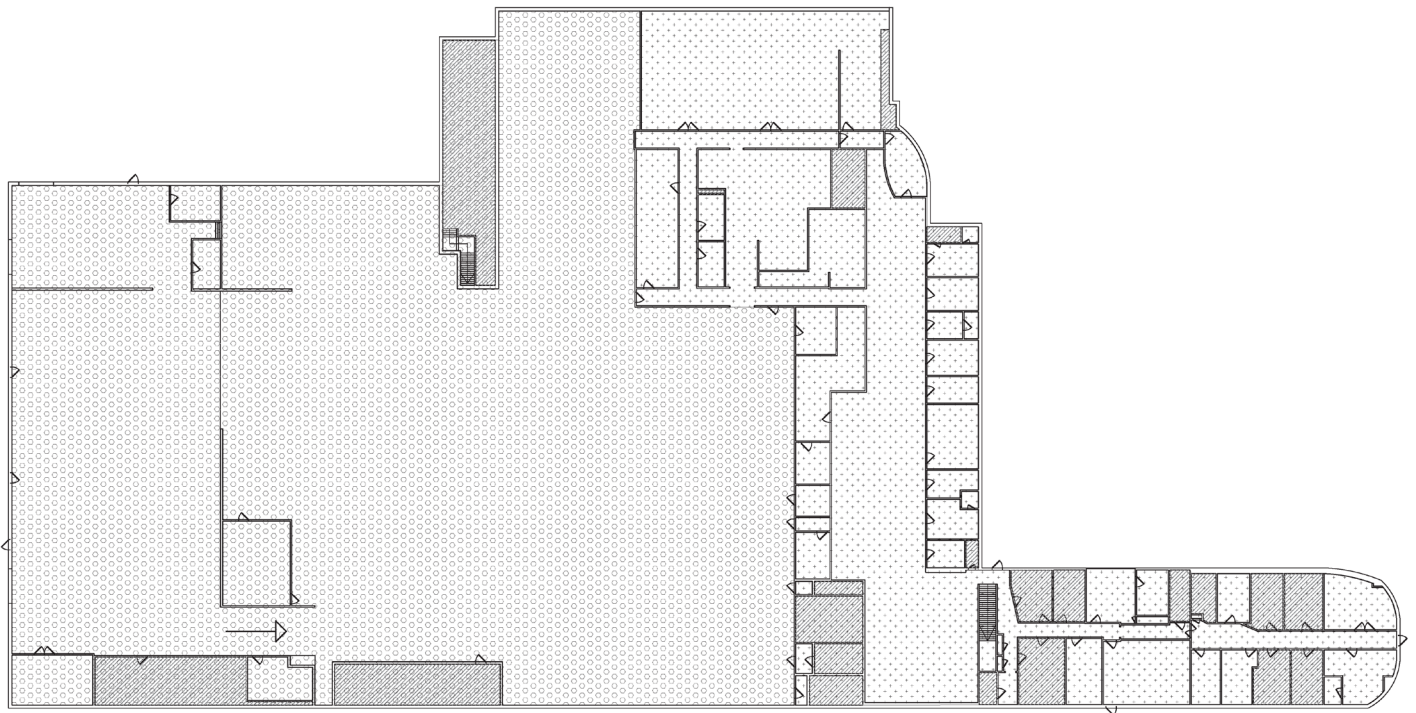


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FREESTANDING INDUSTRIAL FACILITY ON OVERSIZED LOT **840 S BROADWAY, HICKSVILLE**

Existing Floor Plan



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FREESTANDING INDUSTRIAL FACILITY ON OVERSIZED LOT

840 S BROADWAY, HICKSVILLE

Map



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