



Available:

±42,500 USF

Loading:

2 loading docks

Ceiling Height:

12' - 26' under steel

Location:

- ◇ 10-minute walk to the Mineola Long Island Rail Road station
- ◇ Proximity to Long Island Expressway, Northern State Parkway, Meadowbrook State Parkway, Jericho Turnpike, Old Country Road, and NYU Winthrop 20-30 minutes to Laganardia and JFK Airports.

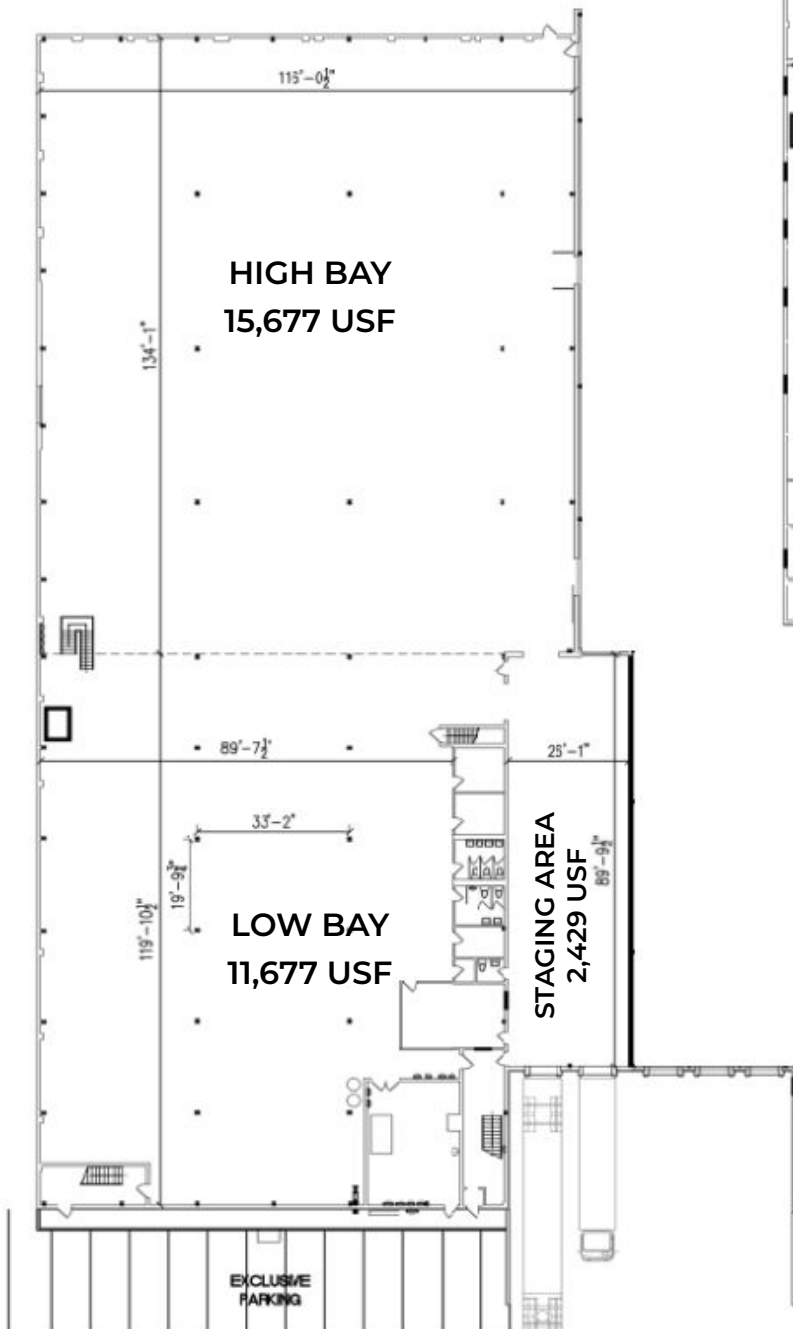
Lease Rate: Upon request

STEEL EQUITIES
999 S. OYSTER BAY ROAD
SUITE 200
BETHPAGE, NY, 11714

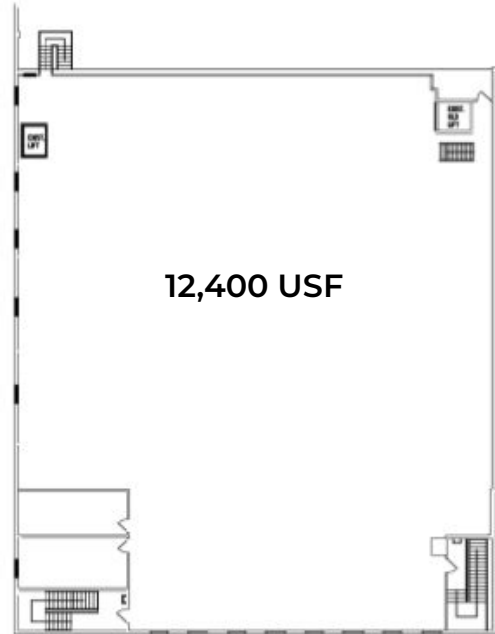
Jason Miller
516.662.2210 Cell
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jmiller@steelequities.com

Christian Mazzie
631.559.7838 Cell
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GROUND FLOOR



MEZZANINE



SITE BREAKDOWN

GROUND FLOOR

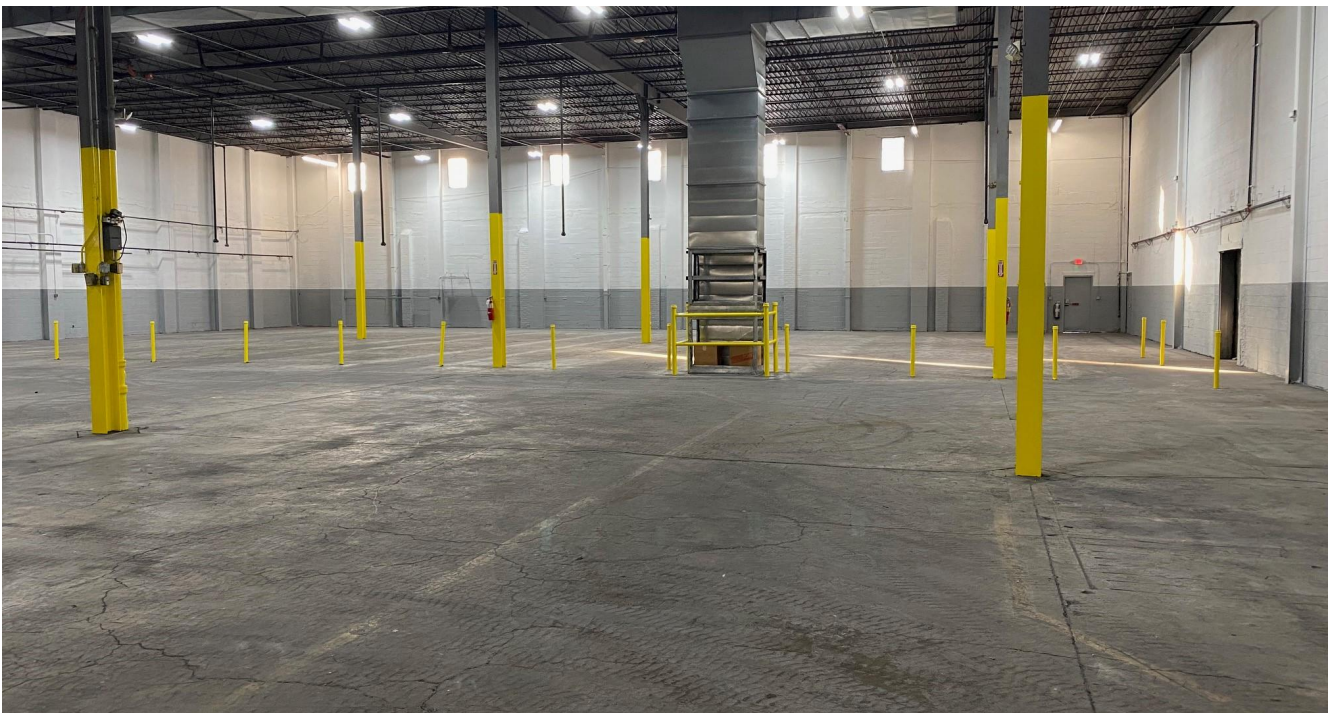
Low Bay - 11,677 USF
High Bay - 15,677 USF
Staging Area - 2,429 USF

MEZZANINE

Total - 12,400 USF

TOTAL

±42,500 USF



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