

# FOR LEASE **42,625 SF**

FREESTANDING INDUSTRIAL WAREHOUSE



A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

**435 1ST STREET**  
**MINEOLA, NY**

PREMIER WESTERN NASSAU COUNTY LOCATION  
MODERN CONSTRUCTION / AVAILABLE IMMEDIATELY



# PROPERTY HIGHLIGHTS

Building Size: ± 42,625 SF

Office Area: To Suit

Site Area: 1.40 Acres

Clear Height: 22'

Loading: 3 Interior Docks

Drive-Ins: 2 Drive-In Doors

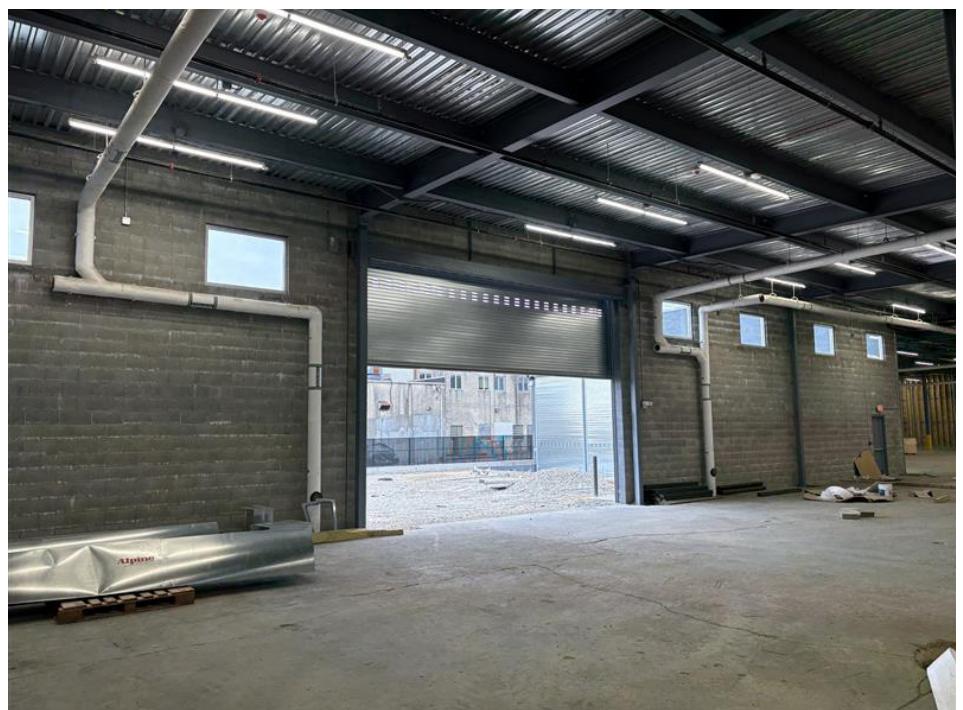
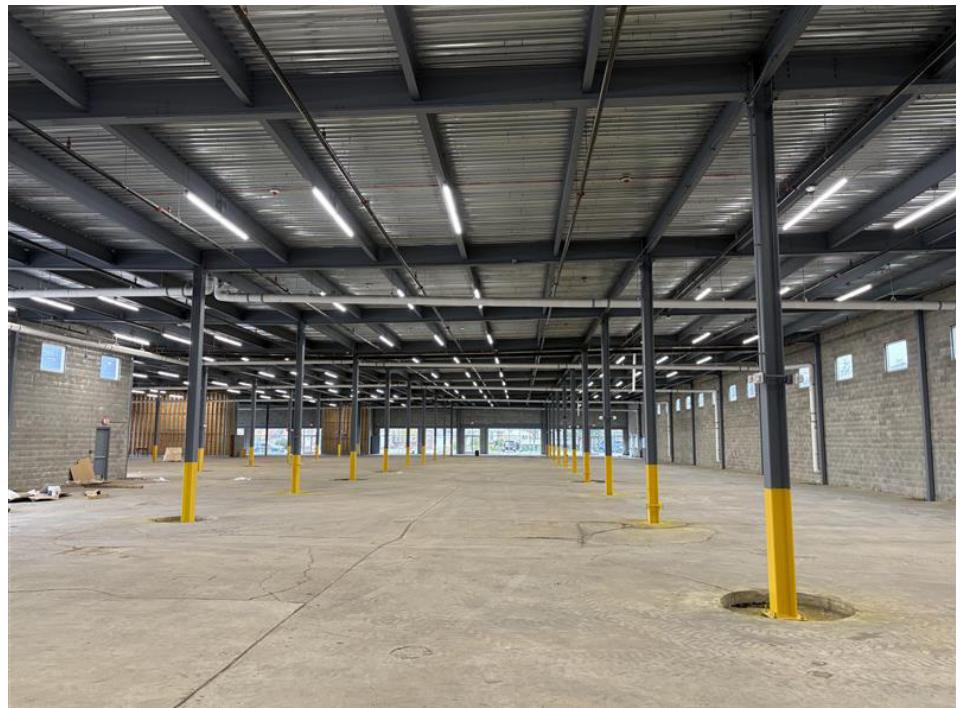
Power: 800 Amps

Heat: Gas

Lease Price: \$18.75 PSF Net

Real Estate Taxes: \$2.78 PSF (IDA PILOT)

- New Construction Including Mechanical Systems, And LED Lighting
- Premier Western Nassau County Location Offering Easy Access To Service The Outer Boroughs And Manhattan
- Ideal For Wholesale, Showroom, Warehouse, Distribution
- Connected To Municipal Sewer



HERRICKS RD

Land Area  
**1.40 acres**



81-7"



1 Drive-In



## 3 Interior Docks



## Loading 1 Drive-In

Total Building SF  
**42,625 SF**



## ACCESS

Ingress/  
Egress

1ST ST

WARDWELL RD

## BEEBE RD

# SITE PLAN **42,625 SF**



# LOCATION OVERVIEW



553,696  
CONSUMERS  
Within 5 Miles



7,266  
POPULATION DENSITY  
Per Sq. Mi.



\$175,771  
AHHI  
Within 5 Miles

## Drive Distance Populations

22,867  
1 MILE

127,838  
3 MILES

553,696  
5 MILES





**4.9 MILES**  
TO QUEENS

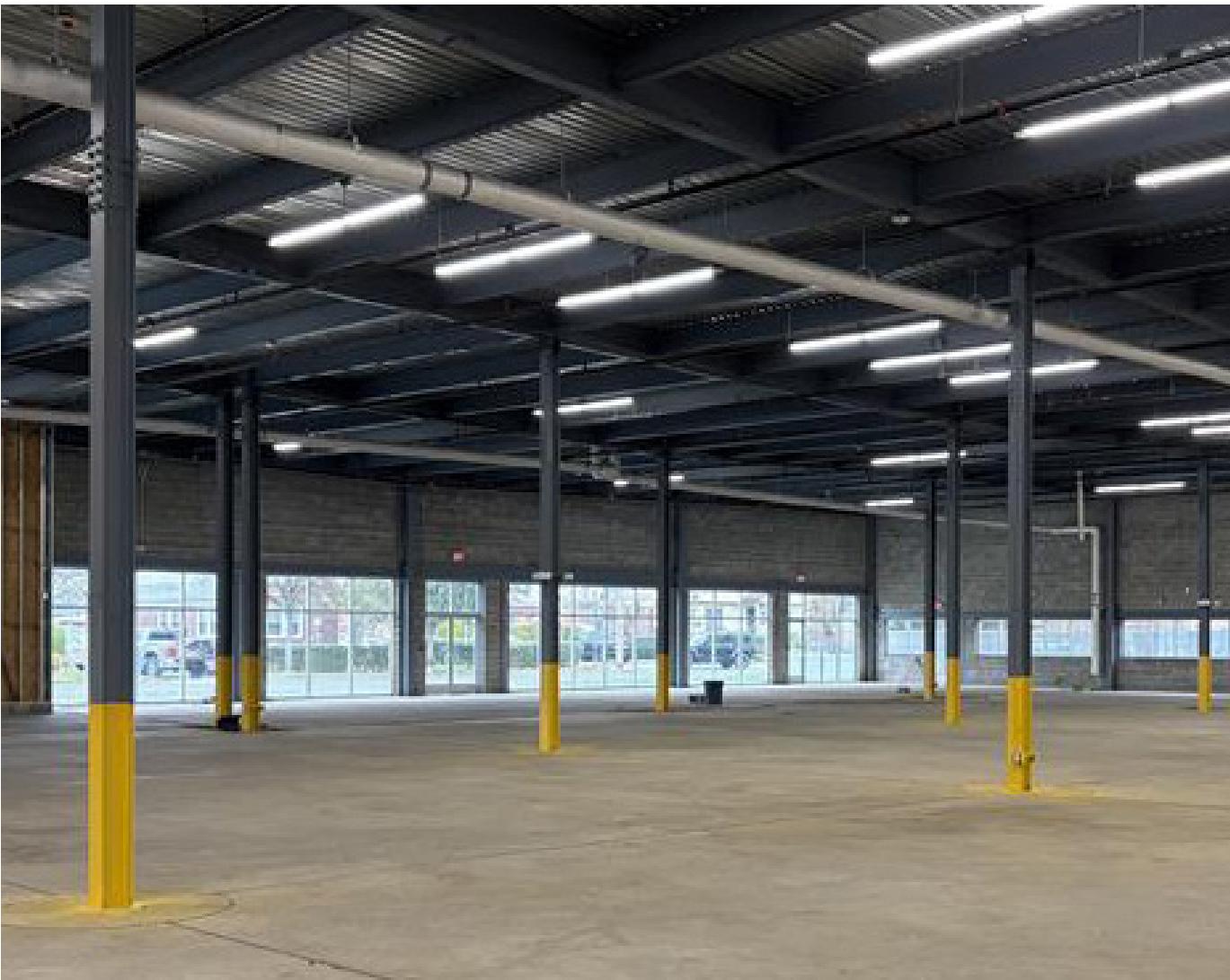
**13.7 MILES**  
TO JFK

**16.6 MILES**  
TO LAGUARDIA

**16.9 MILES**  
TO THE BRONX

**17.2 MILES**  
TO BROOKLYN

**21.2 MILES**  
TO NYC



# CONTACT INFORMATION

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