

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*

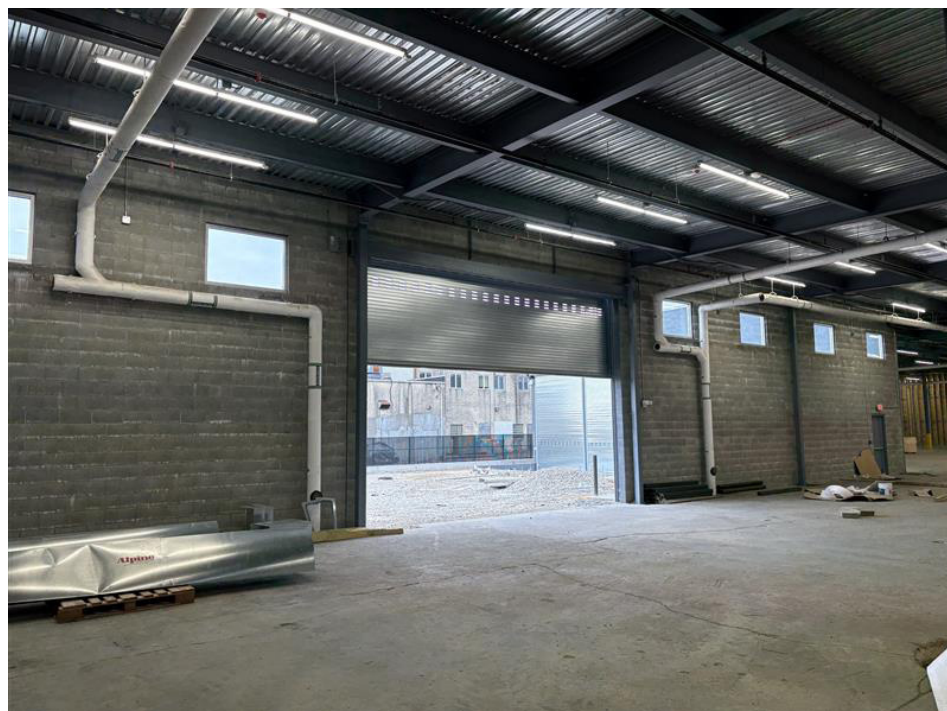


MINEOLA | 435 1ST STREET

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"



Loading
1 Drive-In



Loading
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



2.54 MILES TO
LIE EXIT 36



8.6 MILES TO
JFK AIRPORT



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

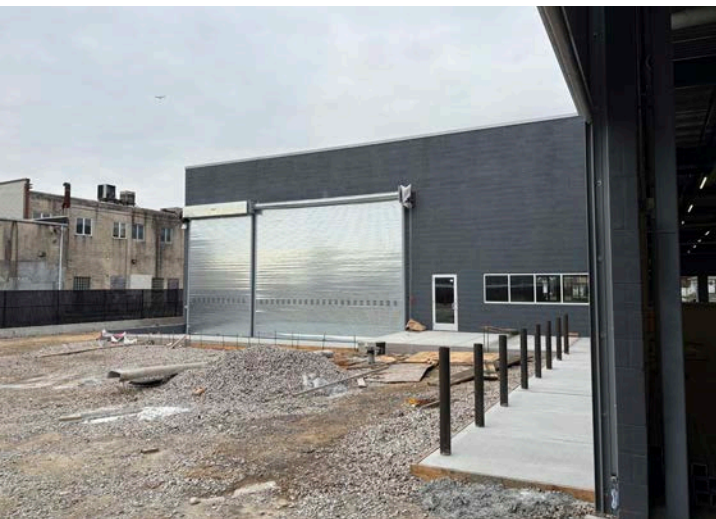
13.7 MILES
TO JFK

16.6 MILES
TO LAGUARDIA

16.9 MILES
TO THE BRONX

17.2 MILES
TO BROOKLYN

21.2 MILES
TO NYC



CONTACT INFORMATION

EXCLUSIVE LISTING BROKERS

FRANK FRIZALONE, SIOR

+1 631 425 1242
Frank.Frizalone@cushwake.com

JOHN GIANNUZZI

+1 631 425 1228
John.Giannuzzi@cushwake.com

NICHOLAS GALLIPOLI

+1 631 425 1217
NickG@cushwake.com

DAVID FRATTAROLI

+1 516 859 6396
david.frattaroli@cushwake.com

THOMAS DELUCA

+1 631 425 1237
Thomas.Deluca@cushwake.com

AUSTIN FITZPATRICK

+1 631 655 2789
Austin.Fitzpatrick@cushwake.com

