

± 55,789 SF on 4.66 Acres

Freestanding Industrial Facility on Oversized Lot



840 S Broadway, Hicksville



Building Specifications

Available Date:	Q1 2027
Total Site Area:	± 4.66 Acres
Total Building Size:	± 55,789 SF
Coverage:	24% (Possible to expand building up to 85,000 SF)
Zoning:	Light Industrial (Town of Oyster Bay) Outdoor storage allowed
Office Space:	± 15,000 SF (Can be converted to warehouse)
Ceiling Height:	40,000 SF @ 12' Clear 10,000 SF @ 14' Clear Landlord will entertain raising the roof to 28' clear. Reference high-bay brochure
Loading:	Four (4) / Drive-Ins Two (2) (Possible to install additional loading to suit)
Sprinkler System:	Yes
Parking:	240 Car Parking Stalls or 4.30 Stalls per 1,000 SF
Power:	4000 Amps
Comments:	<ul style="list-style-type: none">• Full Climate Control Facility• Landlord will entertain roof raise based on tenant proposal• Permitted outdoor storage as an accessory use• Retail exposure and accesibility / 325 linear feet of frontage

CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI
(t) +1 631 926 2868
nickg@cushwake.com

THOMAS DELUCA
(t) +1 516 319 0998
thomas.deluca@cushwake.com

± 55,789 SF on 4.66 Acres
Freestanding Industrial Facility on Oversized Lot



Photos



CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI
(t) +1 631 926 2868
nickg@cushwake.com

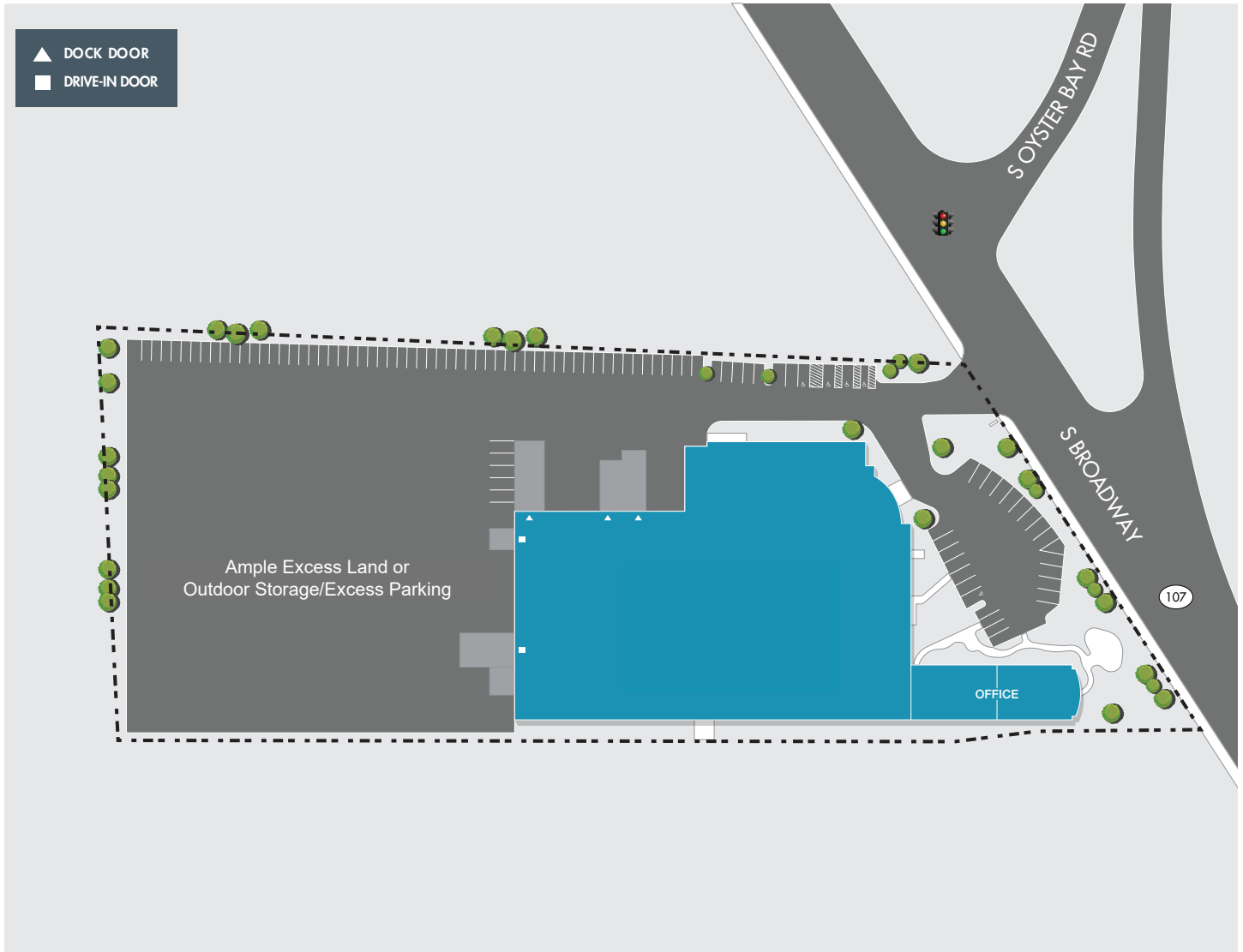
THOMAS DELUCA
(t) +1 516 319 0998
thomas.deluca@cushwake.com

± 55,789 SF on 4.66 Acres

Freestanding Industrial Facility on Oversized Lot



Site Plan



CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI
(t) +1 631 926 2868
nickg@cushwake.com

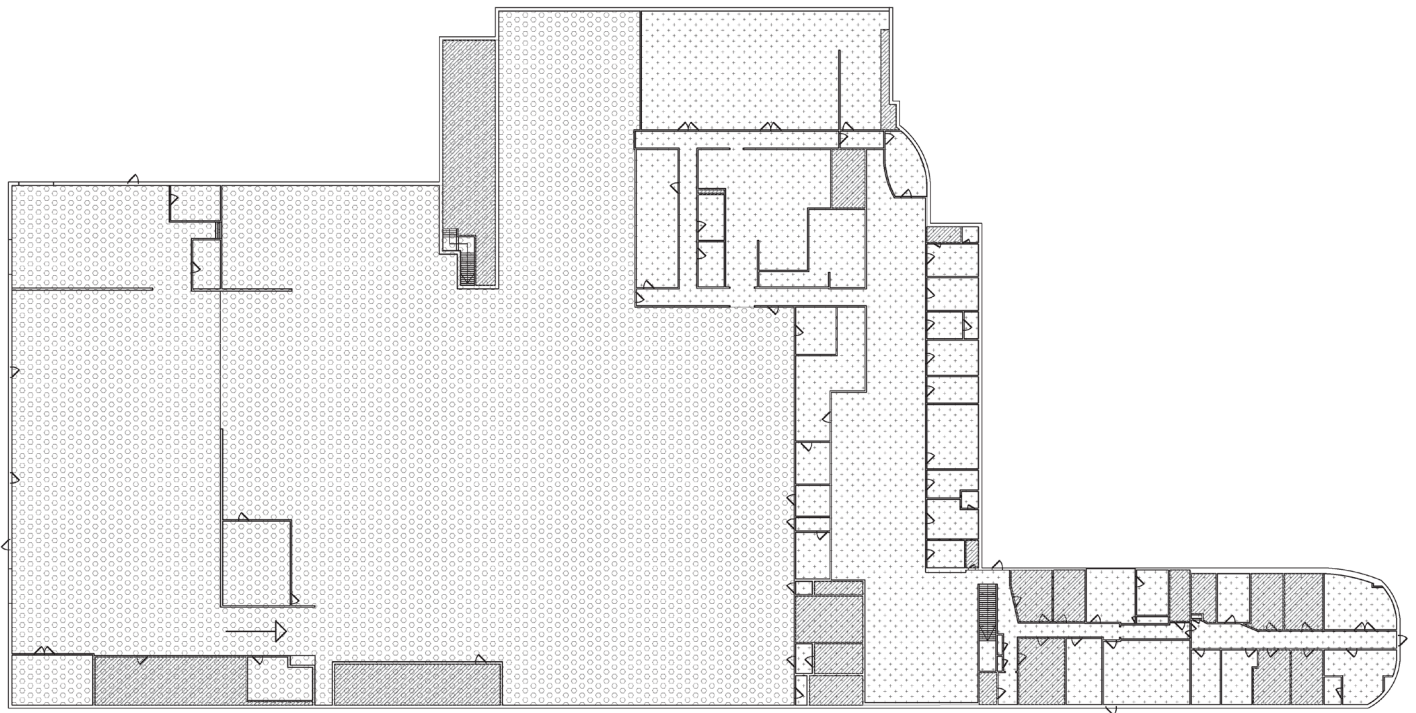
THOMAS DELUCA
(t) +1 516 319 0998
thomas.deluca@cushwake.com

± 55,789 SF on 4.66 Acres

Freestanding Industrial Facility on Oversized Lot



Existing Floor Plan



CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY GROUP EXCLUSIVE BROKER CONTACT:

NICK GALLIPOLI
(t) +1 631 926 2868
nickg@cushwake.com

THOMAS DELUCA
(t) +1 516 319 0998
thomas.deluca@cushwake.com

± 55,789 SF on 4.66 Acres

Freestanding Industrial Facility on Oversized Lot



FRANK FRIZALONE

(t) +1 631 425 1242
frank.frizalone@cushwake.com

THOMAS DELUCA

(t) +1 631 425 1237
thomas.deluca@cushwake.com

AUSTIN FITZPATRICK

(t) +1 631 655 2789
austin.fitzpatrick@cushwake.com

NICK GALLIPOLI

(t) +1 631 926 2868
nicholas.gallipoli@cushwake.com

JOHN GIANNUZZI

(t) +1 631 425 1228
john.giannuzzi@cushwake.com

DAVID FRATTAROLI

(t) +1 516 859 6396
david.frattaroli@cushwake.com