




OLD NICHOLS
COMMERCE CENTER


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Long Island's Premier Industrial Location
±178,239 SF Divisible





Old Nichols Commerce Center

Old Nichols Commerce Center is a $\pm 178,239$ square foot, Class A new industrial building situated on approximately 11.92 acres in Islandia, NY. Old Nichols Commerce Center is located at the entrance to the Long Island Expressway at Exit 58 with $\pm 1,000$ feet of direct frontage along Long Island's major limited access east-west thoroughfare and trucking route. It is ideally situated mid-island, offering unmatched distribution and transportation capabilities for industrial users from NYC to The Hamptons. The best in class design and visibility provide an unique opportunity for local and regional occupiers alike.





Specifications

Gross Square Footage	178,239 SF (divisible)
Ground Floor Office	2,975 SF (preapproved for up to +/- 10,000 SF)
Product Type	Rear load
Clear Height	36'
Bay Spacing	52' w x 56' w/60' speed bay
Truck Court Depth	185'
Dock Doors	30 (9'-0" x 10'-0")
Drive-in Doors	2 (14'-0" x 16'-0")
Slab on Grade Thickness	8" thick unreinforced sealed concrete on 6" Base 4,000 PSI
Power	2500 A@277/480V 3 Phase
Parking	Automobile: 229 Trailer: 31



±1,000 F.T.

Direct frontage along Long Island Expressway (LIE)



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Ground Floor - Office



Ground Floor - Office

Premier Location



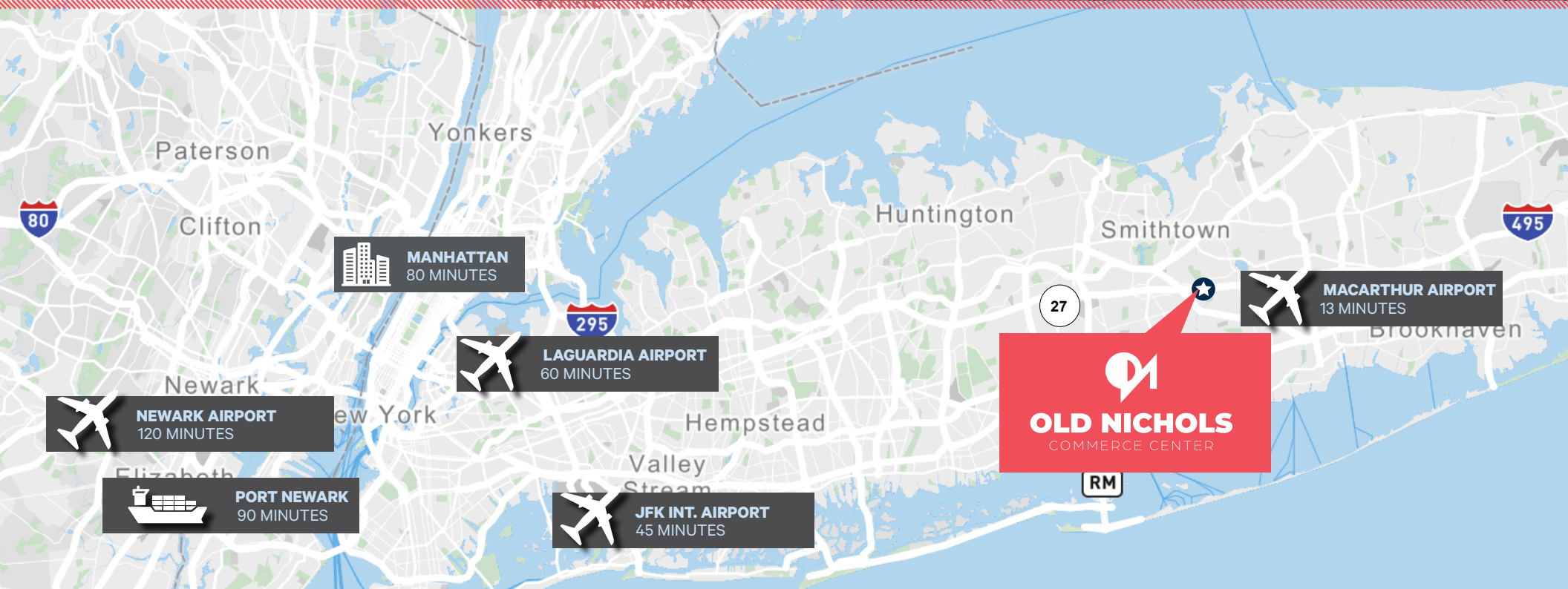
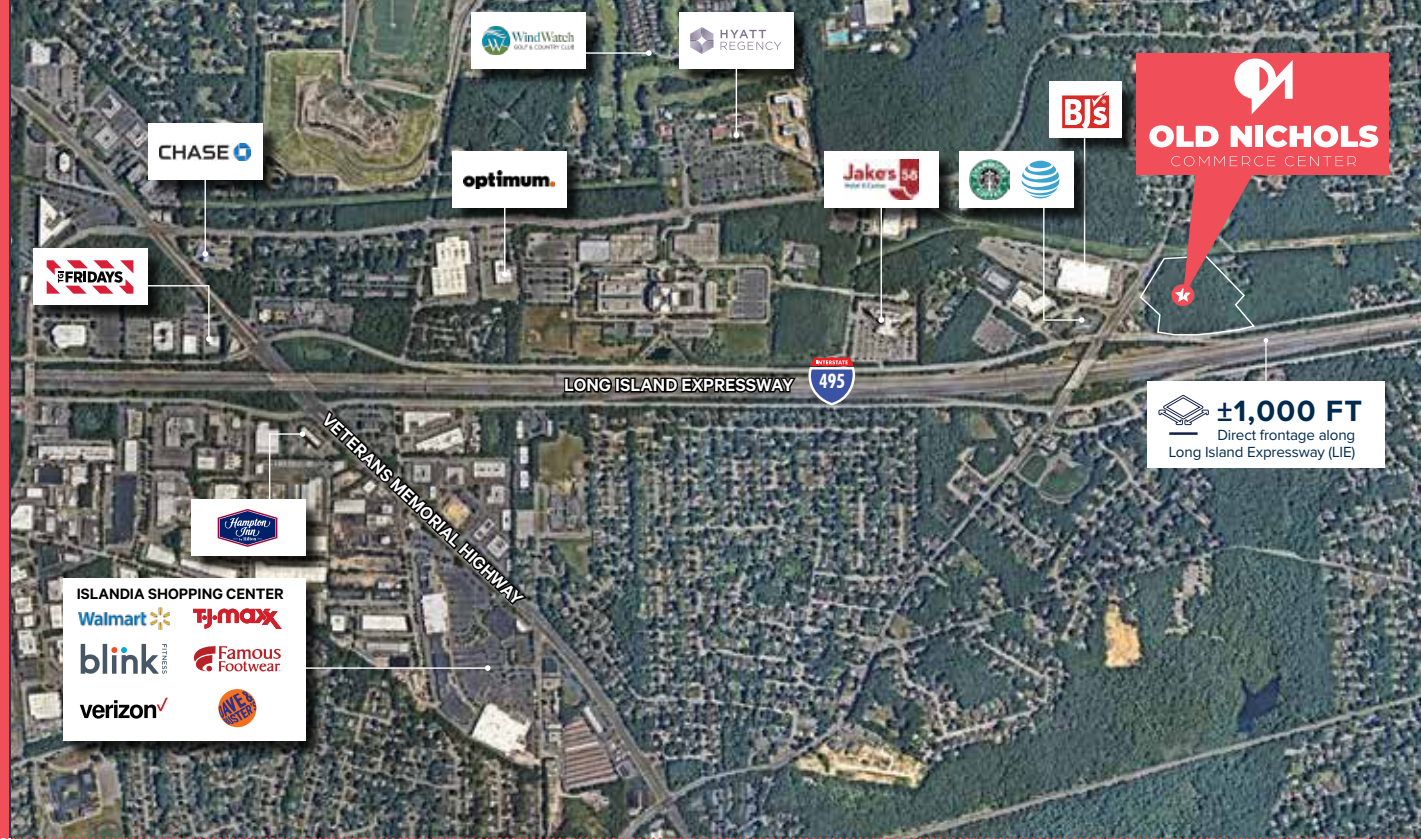
Excellent Access to Major Highways



Nearby Domestic and International Airports



Within Close Proximity to Local Ground and Air Shipping Distribution Centers





Connect With Us

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OWNERSHIP



INSTITUTIONAL INVESTORS ADVISED BY



LEASING AGENT

