

# FOR SALE OR LEASE

110-115 Herricks Road

Garden City Park, NY

# PROPERTY FEATURES



**GARDEN CITY PARK, NY**

**Building Size** 14,175 SF

**Space Available**  
**Building 1**

**Warehouse**

9,000 SF Total (Divisible)

Unit A: 6,000 SF

Unit B: 3,000 SF

**Office**

4,705 SF 1st Floor

1,028 SF 2nd Floor

13.8' clear

**Building 2**

5,266 SF Warehouse  
16.3' clear

**Possession**

Immediate

**Loading**

2 Drive-ins

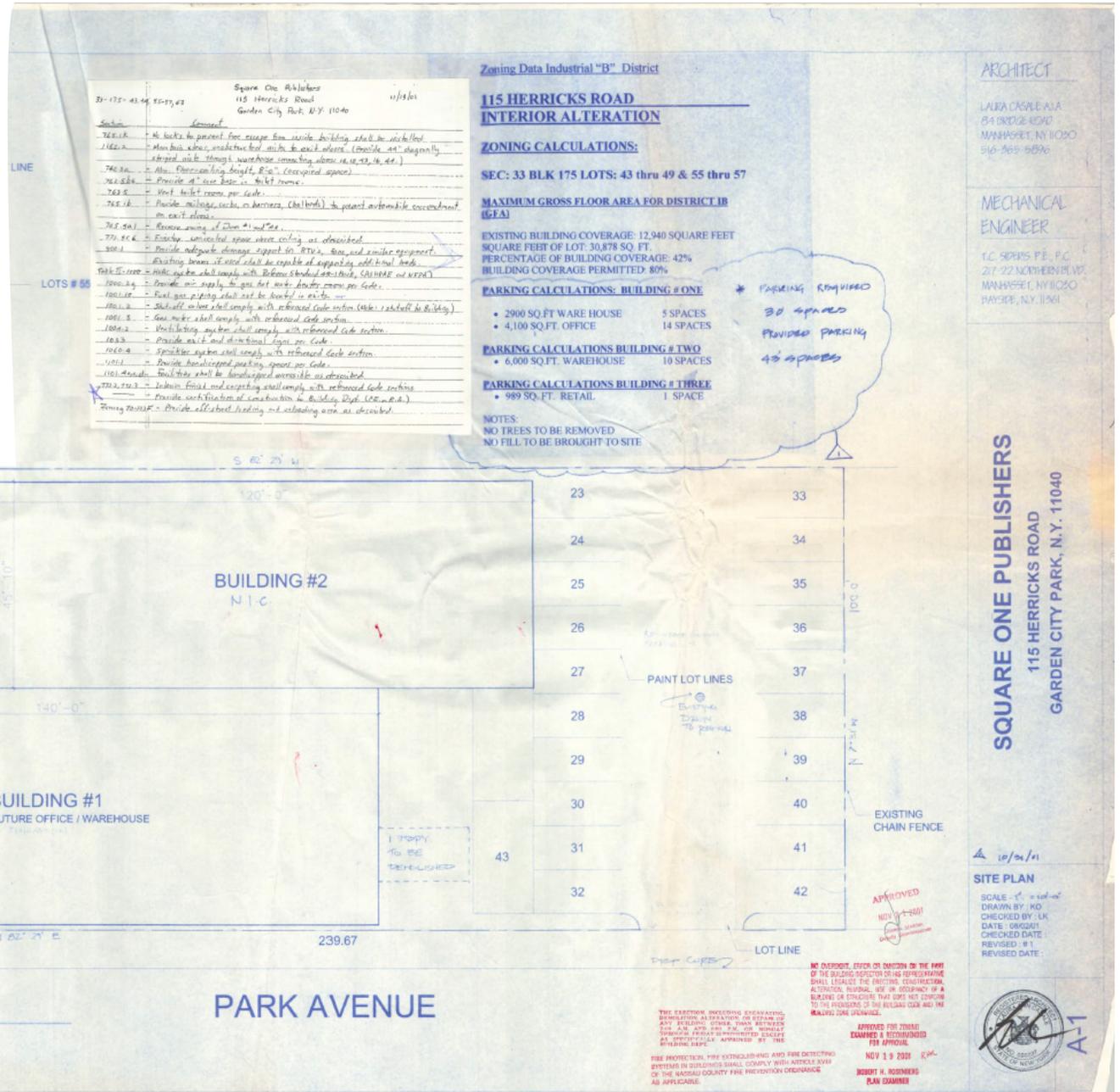
**Parking**

43 Spaces

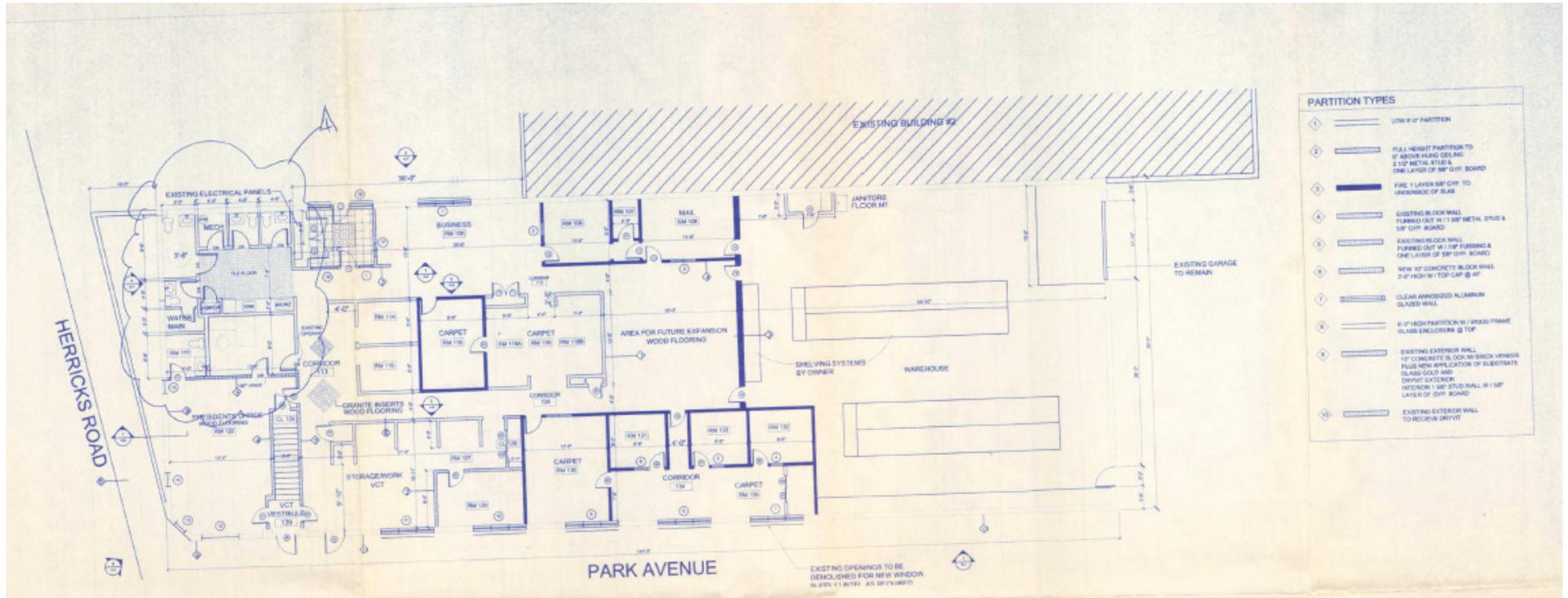
**Comments**

- Excellent visibility
- Great parking
- Signage opportunities

# SITE PLAN



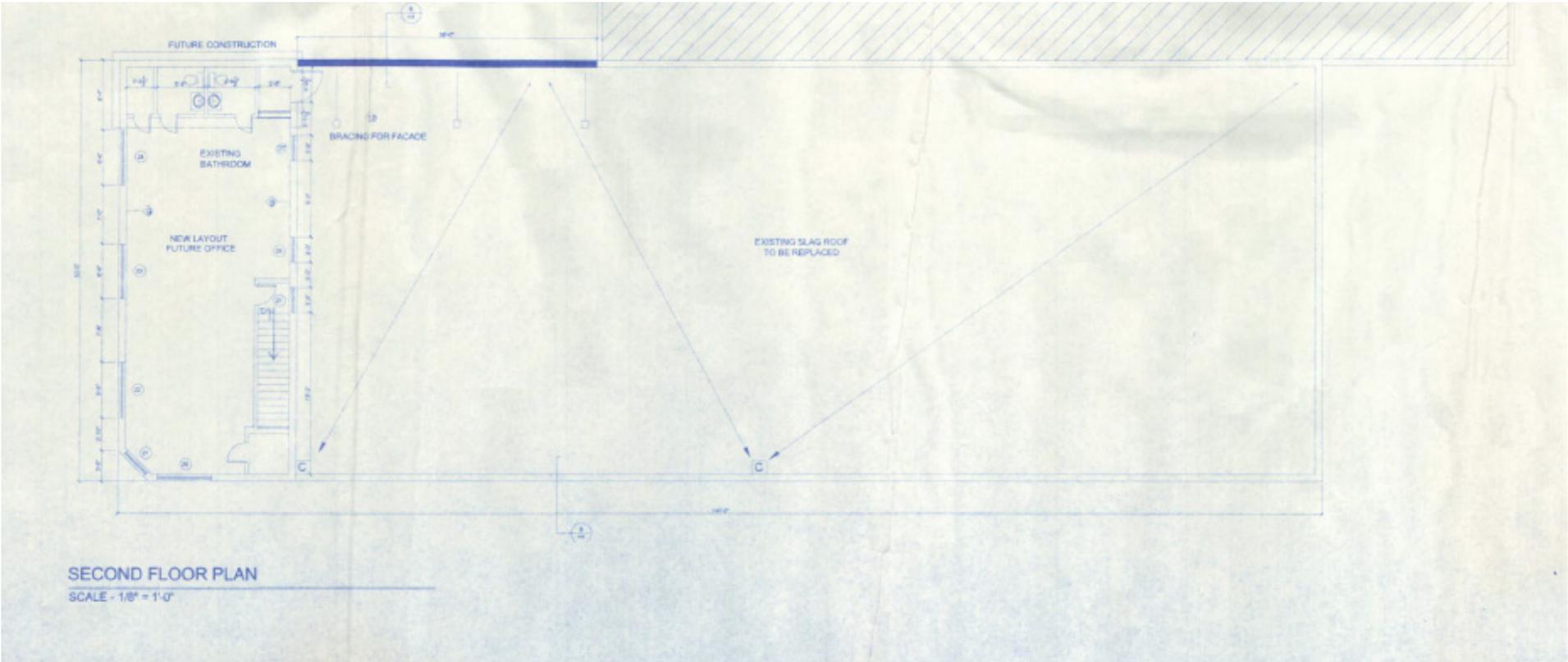
# FIRST FLOOR PLAN



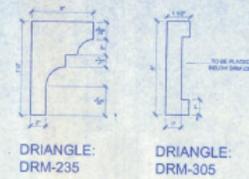
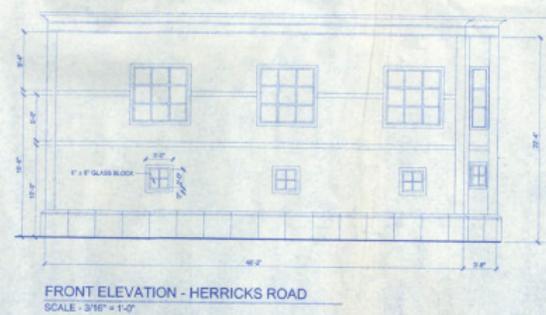
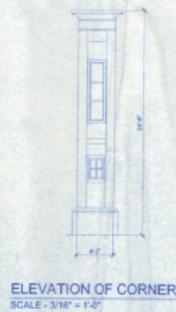
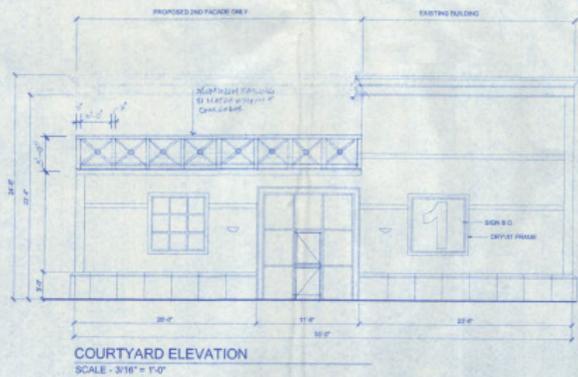
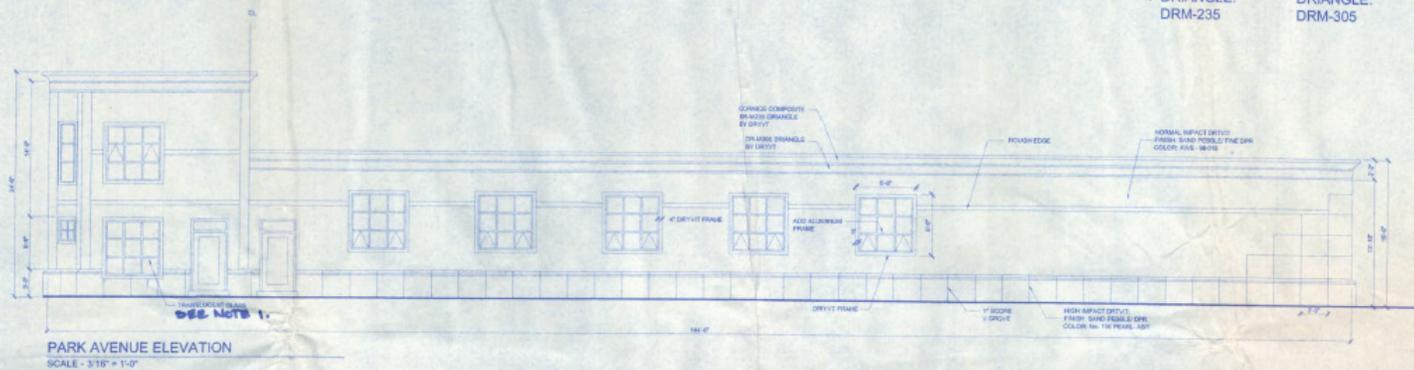
**PARTITION TYPES**

①	LOW 4' PARTITION
②	FULL HEIGHT PARTITION TO 6' ABOVE HANG CEILING. 2 1/2" METAL STUDS, ONE LAYER OF 5/8" GYP. BOARD
③	FIRE 1 LAYER 5/8" GYP TO UNDERSIDE OF SLAB
④	EXISTING BLOCK WALL FINISHED OUT W/ 1/2" GYP METAL STUDS & 5/8" GYP BOARD
⑤	EXISTING BLOCK WALL FINISHED OUT W/ 1/2" GYP METAL STUDS & ONE LAYER OF 5/8" GYP BOARD
⑥	NEW 8" CONCRETE BLOCK WALL 2'-0" HIGH W/ TOP CAP @ 4"
⑦	CLEAR ANODIZED ALUMINUM GLAZED WALL
⑧	6'-0" HIGH PARTITION W/ ALUMINUM FRAME GLASS ENCLOSURE @ TOP
⑨	EXISTING EXTERIOR WALL 12" CONCRETE BLOCK W/ BRICK VENEER PLUS NEW APPLICATION OF SUBSTRATE GLASS GILDING DRIVET EXTERIOR WINDOW 1 1/2" STU WALL W/ 1/2" LAYER OF GYP BOARD
⑩	EXISTING EXTERIOR WALL TO RECEIVE DRIVET

# SECOND FLOOR PLAN



# ELEVATION PLAN



**ARCHITECT**

LAURA CASALE AIA  
84 BRIDGE ROAD  
MANHASSET, NY 11030  
516-365-5836

**MECHANICAL ENGINEER**

T.G. SOBBS P.E., P.C.  
217-22 NORTHERN BLVD.  
MANHASSET, NY 11030  
BAVISE, N.Y. 11361

**SQUARE ONE PUBLISHERS**  
115 HERRICKS ROAD  
GARDEN CITY PARK, N.Y. 11040

10/21/01

**ELEVATION PLANS**

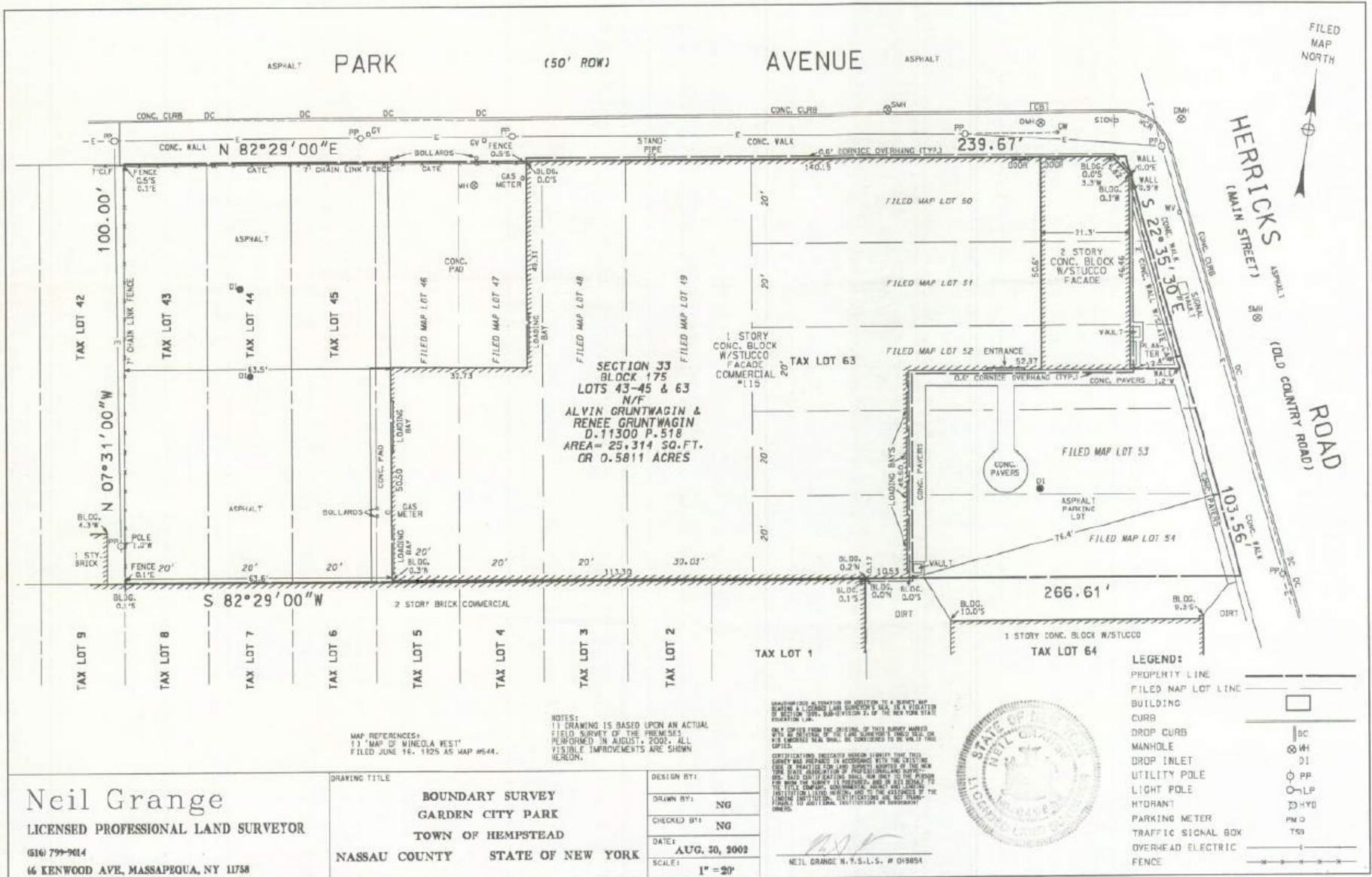
SCALE - 3/16" = 1'-0"  
DRAWN BY: KO  
CHECKED BY: LK  
DATE: 05/15/01  
CHECKED DATE:  
REVISED: R 1  
REVISED DATE:

**GLASS NOTES:** |  
AIDE 123 BENDHEIM  
(ARCHITECTURAL GLASS)  
122 HUDSON ST, NYC NY  
212-226-6370



A-4

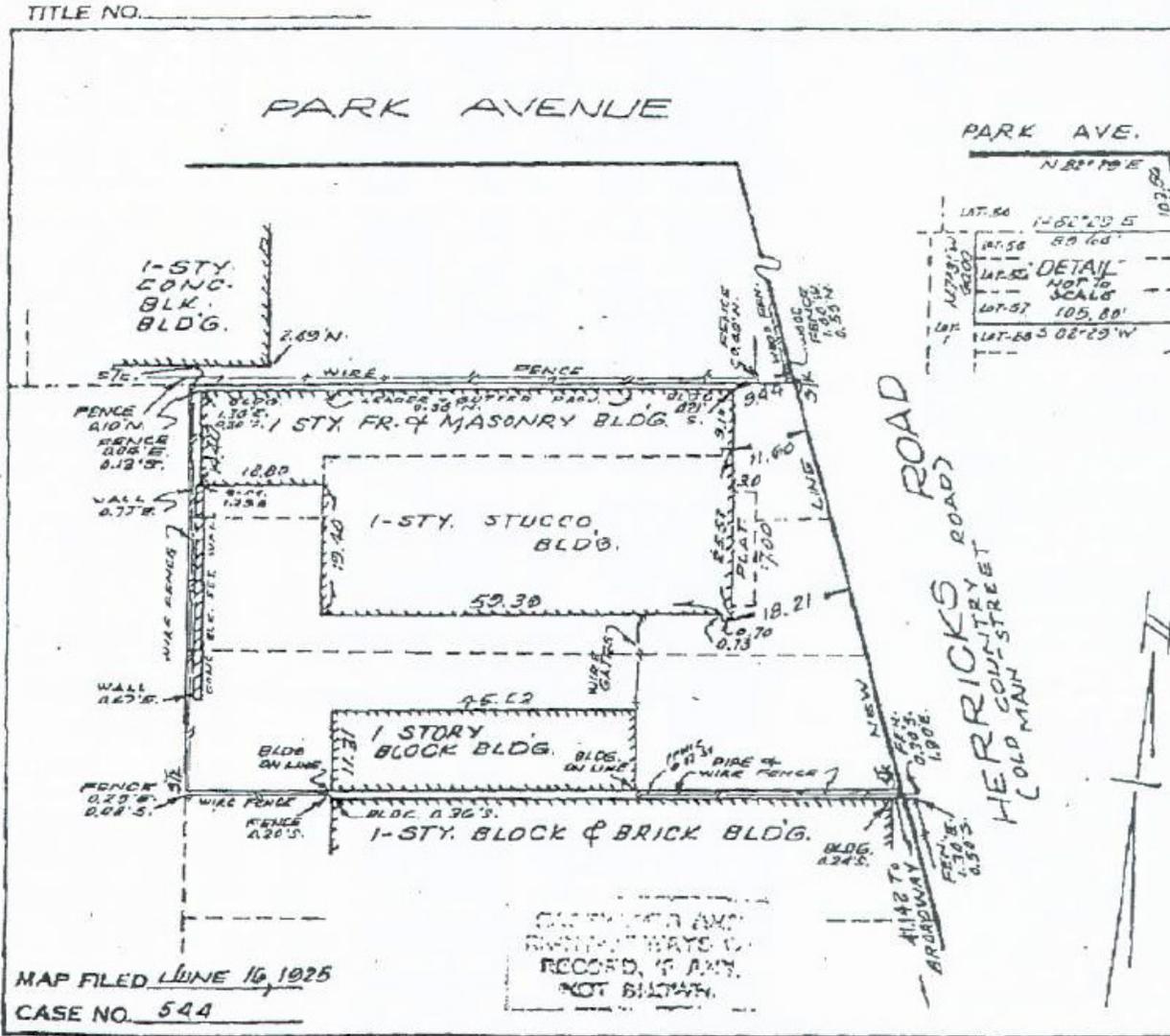
# SURVEY





# SURVEY

DRAWN	CHECKED	DATE	BLK.	FILE NO.
C.W.R.	H.V.D.	1.3.67	175	
				38819-2



GUARANTEED TO  
HOME TITLE DIVISION  
CHICAGO TITLE INSURANCE CO.

*Baldwin & Cornelius Co.*  
BALDWIN & CORNELIUS CO.  
Per Block

PART OF LOTS NO 55, 56 & 57  
BLOCK NO 14  
MAP OF  
MINEOLA WEST  
SITUATED NEAR MINEOLA  
TOWN OF NORTH HEMPSTEAD  
NASSAU COUNTY, N.Y.  
SURVEYED JAN. 3, 1967  
BALDWIN & CORNELIUS CO.  
CIVIL ENGINEERING & SURVEYING  
L.L. NOS. 127103PE-47 38819PE-47 25128LS  
FREEPORT, L.I., N.Y.  
SCALE 1" = 20'

MAP FILED JUNE 16, 1925  
CASE NO. 544

ALL RIGHTS AND  
CLAIMS RESERVED BY  
RECORD, IF ANY,  
NOT BINDING.

BLDR'S JOB NO. \_\_\_\_\_

# MAP





## CONTACT

ROBERT KUPPERSMITH  
Executive Managing Director  
+1 631 425 1220  
[robert.kuppersmith@cushwake.com](mailto:robert.kuppersmith@cushwake.com)

JENNIFER GRGAS  
Senior Director  
+1 516 398 6375  
[jennifer.grgas@cushwake.com](mailto:jennifer.grgas@cushwake.com)