



RARE OWNER-USER OPPORTUNITY

FOR SALE

50 NASSAU TERMINAL ROAD, NEW HYDE PARK, NY



Perfect for an owner-user

A well-positioned industrial property offering in-place income, owner occupancy flexibility, and site improvements suited to a wide range of users.

There is a long term lease in place for the front 21,075 SF unit, with a starting modified gross rent of \$420,000, inclusive of real estate taxes, with 3% annual escalations (annual average of \$495,500 over the term). The space serves as a distribution center and the supply chain backbone for a strong credit tenant that has rapidly expanded its U.S. retail footprint and continues to scale aggressively. The tenant invested a significant amount of its own capital into the build-out of the space.



PROPERTY DETAILS

FOR SALE

50 Nassau Terminal Rd,
New Hyde Park, NY

Prime distribution/manufacturing space conveniently located two miles from the Queens/Nassau border. It is in extremely close proximity to high-density neighborhoods, with the ability to serve New York City as well as Nassau County. One block south of Jericho Turnpike.

PROPERTY INFORMATION

- ▶ 50,750 SF | +/- 2.20 Acres
- ▶ Queens/Nassau border
- ▶ Fully renovated in 2025
- ▶ Private entrances
- ▶ Ample parking
- ▶ Circulation around building
- ▶ Accessible by bus and/or LIRR

SPACE AVAILABLE

- ▶ 29,150 SF
3 dock | 2 drive-ins

BUILDING FEATURES

- ▶ 14' clear ceiling height
- ▶ Fully Sprinklered
- ▶ 120/208V 2000 amp power



SITE PLAN

FOR SALE

50 Nassau Terminal Rd,
New Hyde Park, NY



FLOOR PLAN

FOR SALE
50 Nassau Terminal Rd,
New Hyde Park, NY



LOCATION MAP

FOR SALE

50 Nassau Terminal Rd,
New Hyde Park, NY



LABOR AND POPULATION

FOR SALE

50 Nassau Terminal Rd,
New Hyde Park, NY



10-mile radius statistics



Total Population
2,440,998



Total Labor Force
849,622



Median
Household Income
\$95,367 / YR



Businesses
109,951



FOR MORE INFORMATION CONTACT:

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