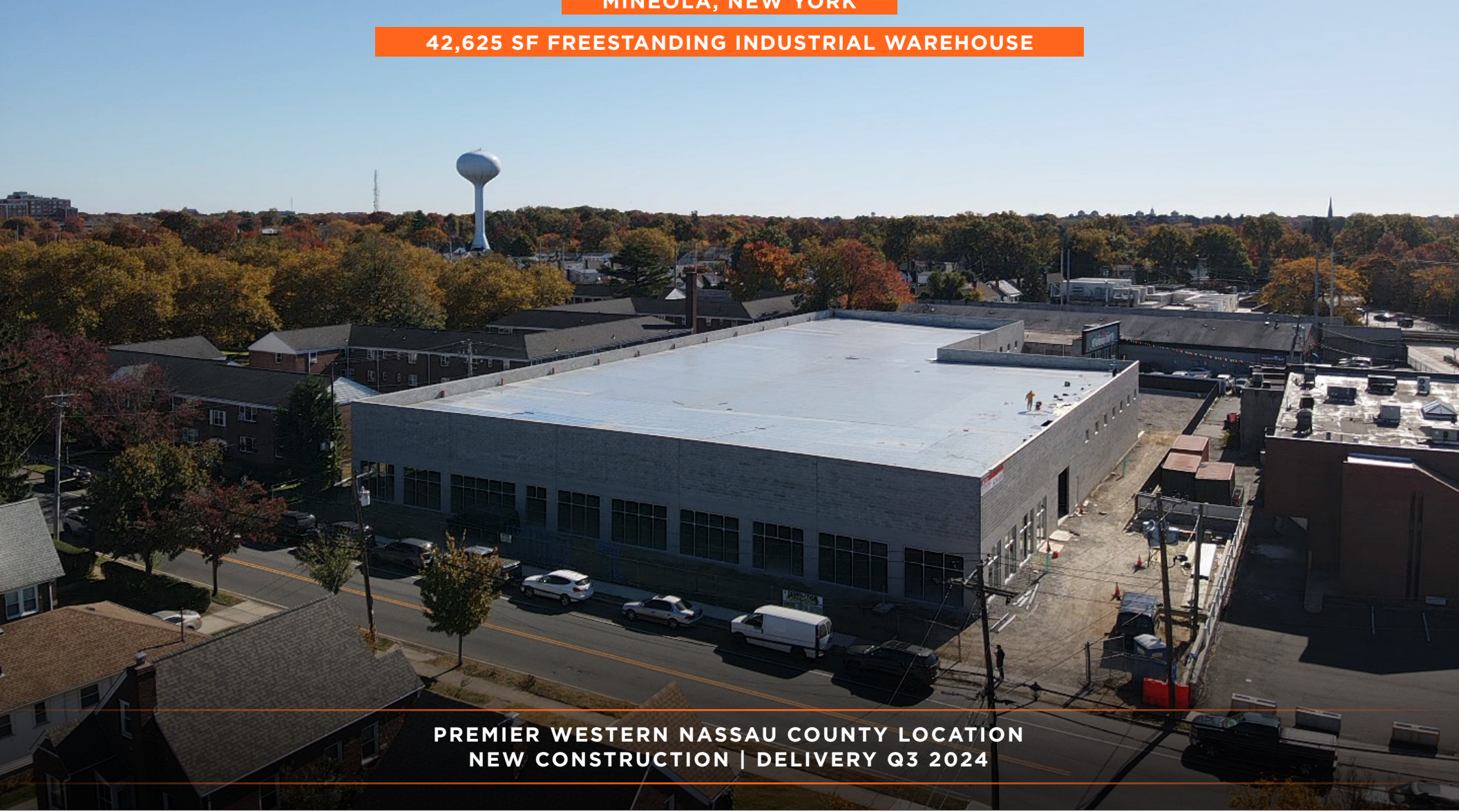


A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

435 1ST STREET

MINEOLA, NEW YORK

42,625 SF FREESTANDING INDUSTRIAL WAREHOUSE



**PREMIER WESTERN NASSAU COUNTY LOCATION
NEW CONSTRUCTION | DELIVERY Q3 2024**

PROPERTY OVERVIEW

Total Building SF:	± 42,625 SF
Office Area:	To Suit
Site Area:	1.40 Acres
Clear Height:	22'
Loading Docks:	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)

Property Highlights:

- 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



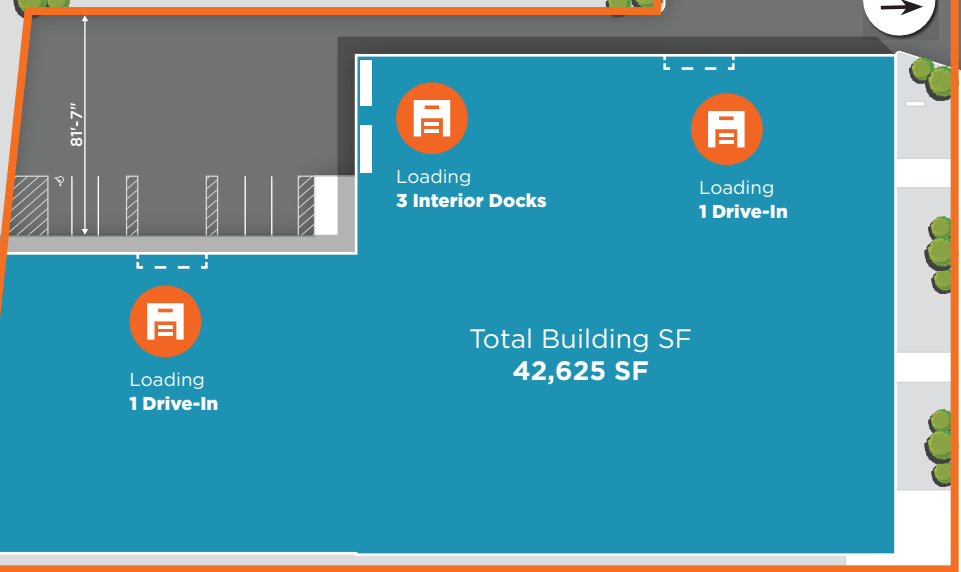
HERRICKS RD



Land Area
1.40 acres



81'-7"



ACCESS
Ingress/
Egress

WARDWELL RD

1ST ST

BEEBE RD



Loading
3 Interior Docks



Loading
1 Drive-In



Loading
1 Drive-In

Total Building SF
42,625 SF



LOCATION OVERVIEW



POPULATION DENSITY / CONSUMERS

553,696

Consumers In A 5 Mile Radius

7,266

Population Density Per Sq. Mi.

\$175,771

AHHI In 5 Mile Radius



Western Nassau Location, Easy Access To The Long Island Expressway, Jericho Turnpike, and Queens Border



553,696 Residents Within A 5-Mile Radius And An AHHI Of \$175,771



2.54 Miles From The Long Island Expressway Exit 36



8.6 Miles from JFK International Airport

DRIVE DISTANCE POPULATIONS

22,867 | 1 Mile

127,838 | 3 Miles

553,696 | 5 Miles

DRIVE DISTANCES | OPTIMALLY SITUATED IN WESTERN NASSAU

QUEENS

4.9 MILES

JFK

13.7 MILES

LAGUARDIA

16.6 MILES

BRONX

16.9 MILES

BROOKLYN

17.2 MILES

NYC

21.2 MILES



DRIVE DISTANCE POPULATION

553K
5 MILES

2.6M
10 MILES

5.2M
15 MILES



PROPERTY WEBSITE



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