




# For lease

303 Winding Road, Old Bethpage, NY

 **JLL** SEE A BRIGHTER WAY

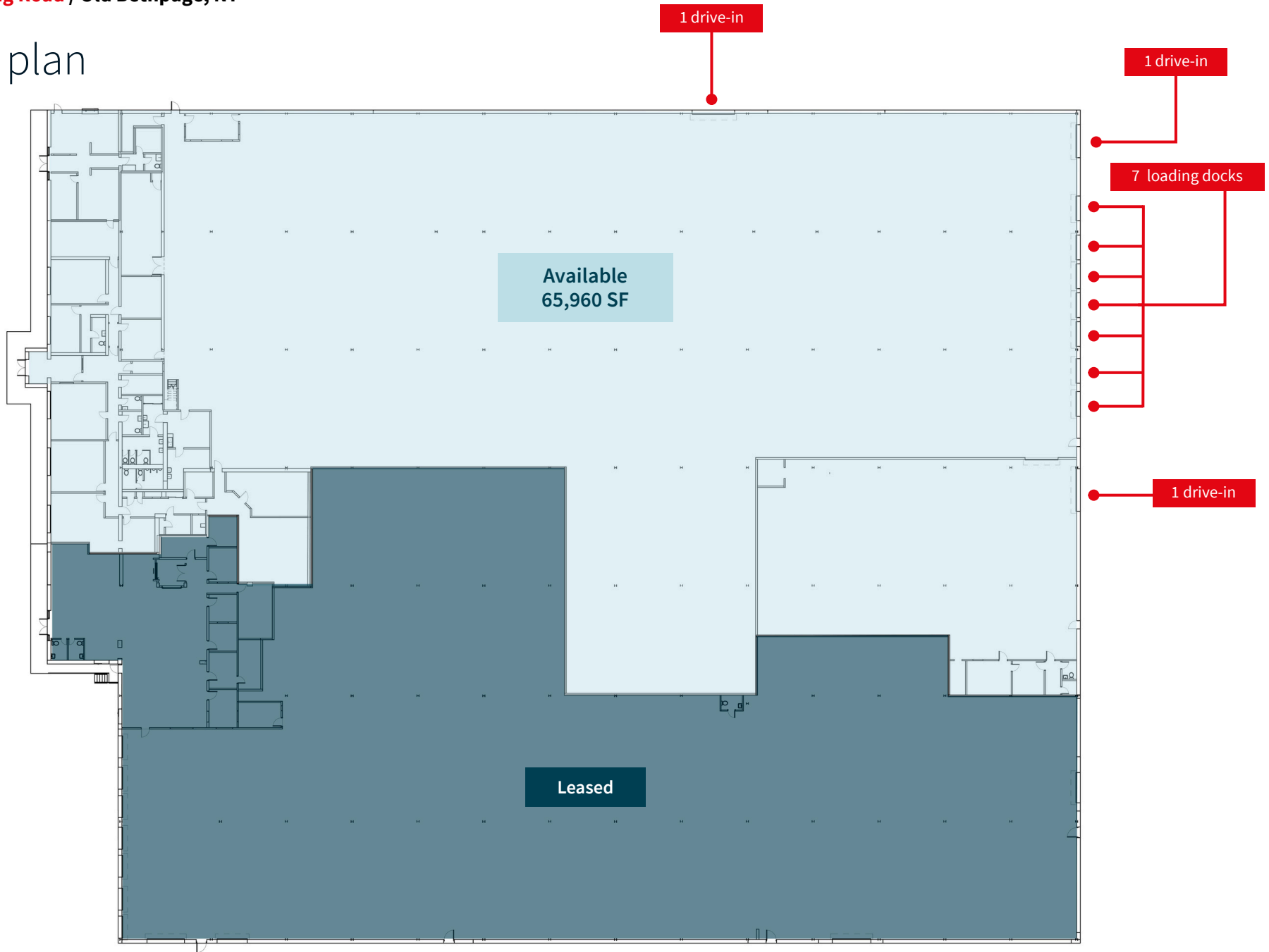
**303 Winding Road / Old Bethpage, NY**

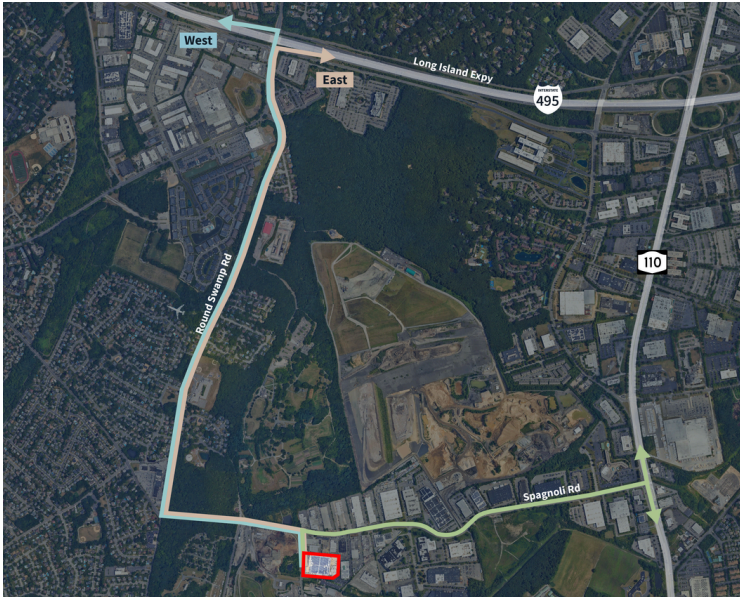
## Property specifications

<b>Building size:</b>	± 111,376 SF
<b>Available space:</b>	± 65,960 SF
<b>Plot size:</b>	± 6.2 acres
<b>Office:</b>	± 5,000 SF
<b>Ceiling height:</b>	16' clear
<b>Loading docks:</b>	7
<b>Drive-ins:</b>	3
<b>Column spacing:</b>	42' x 22'
<b>Power:</b>	800 amps @ 480v
<b>Sprinklers:</b>	Fully
<b>Asking rent:</b>	Upon request
<b>RE taxes:</b>	\$3.91 PSF
<b>Municipality:</b>	Town of Oyster Bay
<b>Availability:</b>	January 1, 2027
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Highly windowed office area</li><li>• Excellent truck court</li></ul>



# Floor plan





### Key distances

**1.3 miles**

to Route 110

**2.2 miles**

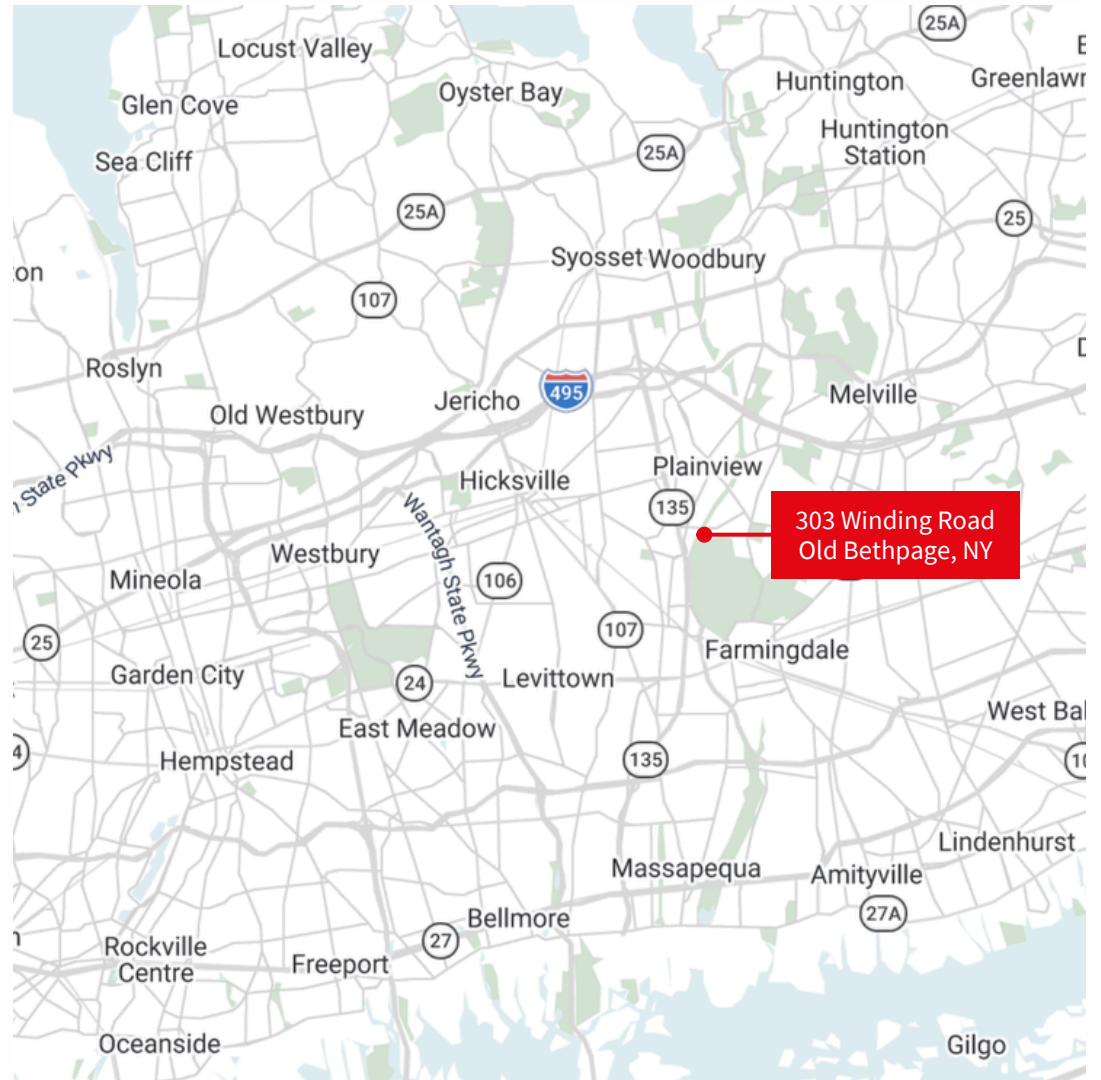
to Long Island Expressway

**18.4 miles**

to Queens

**24.2 miles**

to JFK Airport



**Tom DiMicelli**

Senior Managing Director  
tom.dimicelli@jll.com  
+1 631 962 2898

**Doug Omstrom**

Executive Vice President  
doug.omstrom@jll.com  
+1 631 962 2899

**Max Omstrom**

Managing Director  
max.omstrom@jll.com  
+1 631 962 2504

**Leslie Lanne**

Vice Chairman  
leslie.lanne@jll.com  
+1 212 292 7597