

52A Mill Road

Freeport NY 11520

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631.678.5929

FOR LEASE

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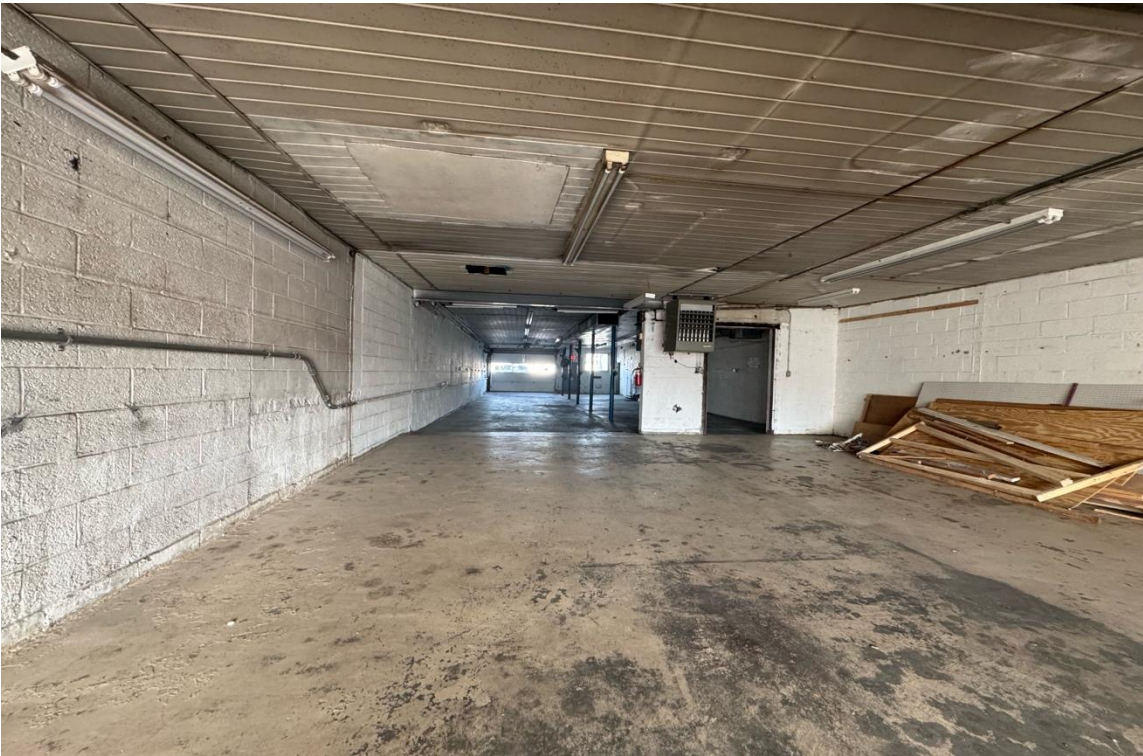
PROPERTY SUMMARY

Total Building Size:	± 4,622 SF
Drive Ins:	2
Zoning:	Industrial
Lease Price:	Inquire

ADDITIONAL DETAILS

Town:	Hempstead
County:	Nassau
Market:	Long Island (New York)

Disclaimer: This analysis is a Broker Price Opinion (BPO) and is provided solely for informational purposes. It does not constitute an appraisal or guarantee of value. All financial estimates, assumptions, and projections are based on publicly available data and information provided by third parties deemed reliable, but not guaranteed. Prospective investors are strongly advised to conduct their own due diligence. Broker shall not be held liable for any inaccuracies or decisions made based on this analysis.



PROPERTY HIGHLIGHTS

52A Mill Road – Freeport, NY

- A functional ±4,622 SF industrial building offering exceptional value for small-to-mid-size users seeking flexible warehouse, storage, production, or light manufacturing space in Nassau County's high-demand South Shore industrial corridor.
- **Key Features**
- **±4,622 SF** single-story industrial facility
- **Two drive-in doors**, allowing efficient loading and vehicle entry
- **Clear, column-spaced layout** ideal for contractors, distribution, storage, auto, fabrication, or commercial retail users
- **Clean, flexible interior** with long open spans (see Page 3 interior photos)
- **Industrial zoning** within the Town of Hempstead
- **Private on-site parking / loading apron** behind the building (Page 5)
- **Separate front and rear access** offering operational flexibility
- **Existing bathroom core** (Page 6)

VALUE PROPOSITION

- **52A Mill Road stands out as a rare small-format industrial space in Nassau County with multiple drive-ins, a clean interior, and prime regional connectivity — ideal for any operator needing immediate functional space without the cost burden of larger footprints.**

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- AERIAL VIEW



LOCATION & MARKET OVERVIEW

Positioned in the heart of the Freeport industrial and commercial district, 52A Mill Rd offers direct access to Nassau County's core transportation arteries and a dense labor and consumer base.

- **Location Advantages**

- Situated within **Freeport's established industrial zone**, home to contractors, service companies, automotive businesses, and distribution users
- Less than 1 minute from **Sunrise Highway (Route 27)** — major east-west commercial artery
- Quick connections to **Meadowbrook Parkway** and **Nassau's South Shore markets**
- Surrounded by strong small-business traffic and consistent industrial demand
- Freeport is a **business-friendly village** with stable long-term occupancy trends
- **Why Tenants Choose Freeport**
- **Central Nassau location** with strong residential + commercial density
- **Limited small-bay industrial supply**, driving high retention
- **Ideal for service-based users** needing proximity to both South Shore & central Nassau County
- Neighboring blocks include **mixed industrial, warehouse, and auto users**, supporting synergistic activity

PHOTOS



PHOTOS



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Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients' goals are met with precision, efficiency, and discretion.