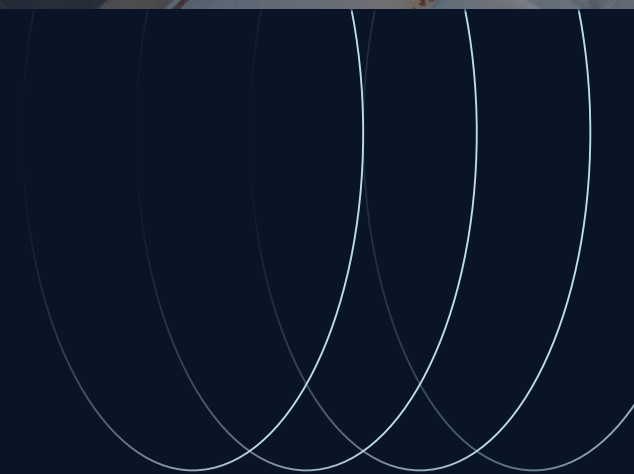




For sale

50 Rose Place, Garden City Park, NY 11040

 **JLL** SEE A BRIGHTER WAY



Property details

Advantages and amenities

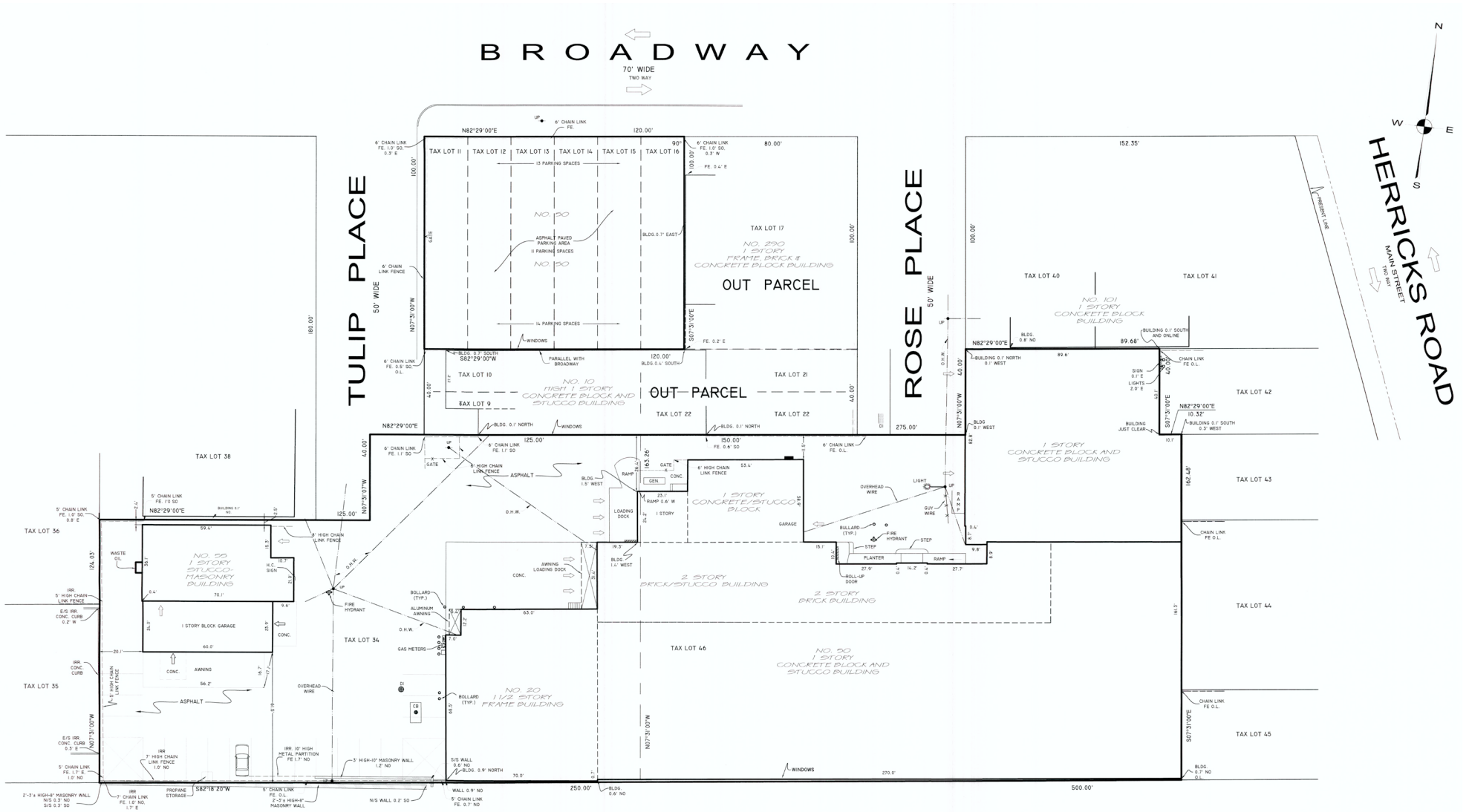
- Easily divisible
- Outside storage permitted
- Ample parking
- User can occupy entire first and second floor space except for leased area (5,600 SF)
- Ideal for user/investor, as building is divided into several rentable units
- Solar panels on roof
- Roof in very good condition

Property specifications

- 57,500 SF available
- 2.1 acres
- 6 loading dock positions
- 4 drive-in doors
- 13' - 16' clear height
- ± 2,000 amps power
- Sprinklered
- Gas heat
- Air-conditioning in office areas and certain portions of warehouse/lab areas

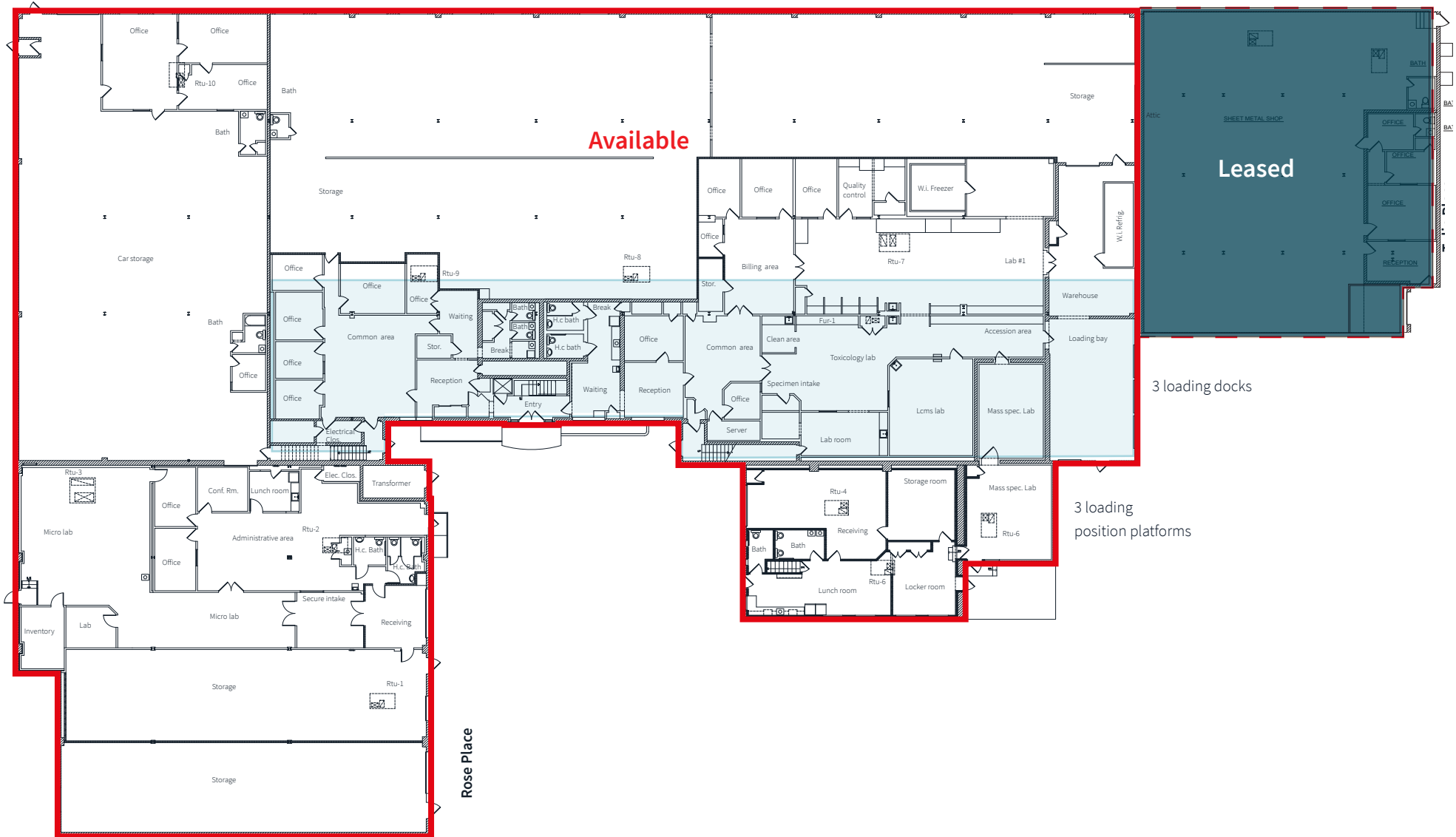


Property survey



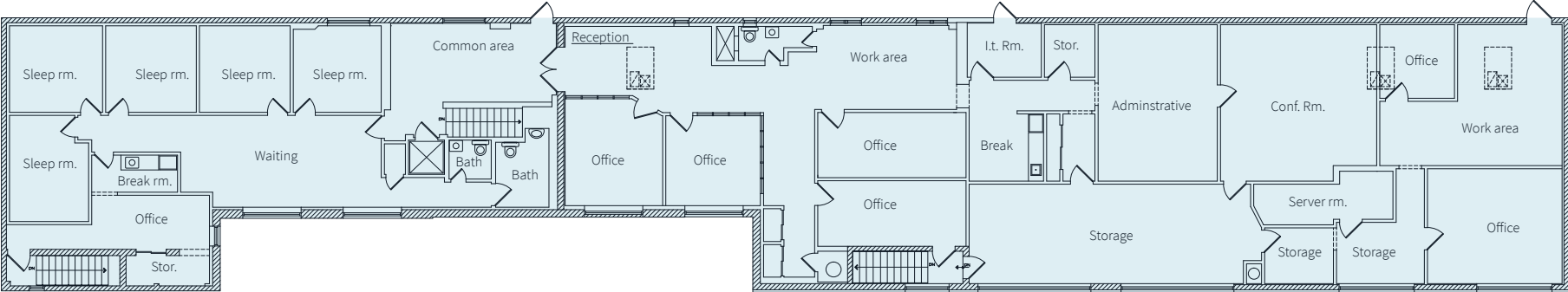
Floor plan

First floor



Floor plan

Second floor (location indicated in blue on first floor plan)



Building photos



50 Rose Place



55 Tulip Place



Loading



Additional parking

Labor and population



30 minute drive-time statistics



Total Population
2,837,693



Total Labor Force
1,458,713



Transportation
Warehouse Workers
92,101



Median Warehouse
Related Hourly Wage
\$19.90 / HR



Median
Household Income
\$98,895 / YR

Location overview

Key distances

0.3 miles
Jericho Turnpike

8.9 miles
to JFK Airport

0.6 miles
to LIRR Mineola

11.9 miles
to LaGuardia Airport

3.65 miles
to Queens

16.4 miles
to Manhattan



Exclusive Agent

Tom DiMicelli
Senior Managing Director

+1 631 962 2898
tom.dimicelli@jll.com