

OFFERING MEMORANDUM

316 - 326 Westbury Ave | Carle Place, New York 11514

INDUSTRIAL PROPERTY FOR SALE



Commercial



EXECUTIVE SUMMARY

316 - 326 Westbury Ave | Carle Place, New York 11514

Building Size:	15,200 SF	Lot Size:	.51 Acres
Available SF For End User:	11,600 SF	Zoning:	B-B
Number of Units	Four (4)	Sale Price:	\$4,250,000

Property Overview

Rare opportunity to acquire a multi-building industrial property totaling approximately 15,200 SF on 0.51 acres in the heart of Carle Place. Strategically located just minutes from the Meadowbrook Parkway, Northern State Parkway, Long Island Expressway, and Roosevelt Field, this property offers exceptional accessibility for owner-users, investors, contractors, distributors, and service-based businesses.

The property consists of four interconnected industrial buildings featuring four drive-in bays, 400-amp electrical service, gas heat, and flexible occupancy options. A major value-add component is the ability to deliver approximately 11,600 SF vacant, including 316, 318, and 320 Westbury Avenue, providing a unique opportunity for an owner-user to immediately occupy the majority of the property. The property also benefits from a new roof and strong frontage along Westbury Avenue.

Offered at \$4,250,000, this is an exceptional chance to secure a well-located Nassau County industrial asset in one of Long Island's most supply-constrained industrial markets.

Property Highlights

- Excellent Nassau County Location
- Minutes to LIE, Northern State Parkway & Meadowbrook Parkway
- Strong Frontage and Visibility on Westbury Avenue
- Ideal for Contractors, Fabrication, Service Businesses, Storage & Manufacturing

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

316 - 326 Westbury Ave | Carle Place, New York 11514

Sale Price

\$4,250,000

Location Information

Street Address	316 - 326 Westbury Ave
City, State, Zip	Carle Place, NY 11514
County	Nassau
Township	North Hempstead

Building Information

Building Size	15,200 SF
Available SF For End User	11,600 SF
Number of Drive in Bays	Four (4)
Number of Units	Four (4)
Ceiling Heights	10'-14'
Power	400 Amps
Heating	Gas

Property Information

Property Type	Industrial
Zoning	B-B
Lot Size	.51 Acres
Taxes	+/- \$70,000
Sewers	Yes

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ADDITIONAL PHOTOS

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BUILDING BREAKDOWN

316 Westbury Ave

- Building Size: +/- 1,481 Sq. Ft.
- Tenant: First Line Laundry Parts

318 Westbury Ave

- Building Size: +/- 3,120 Sq. Ft.
- Tenant: First Line Laundry Parts

320 Westbury Ave

- Building Size: +/- 7,001 Sq. Ft.
- Tenants:
 - First Line Laundry Parts - 2,800 Sq. Ft.
 - Vacant Office - 1,400 Sq. Ft.
 - Bee Green Industries - 2,800 Sq. Ft.

326 Westbury Ave

- Building Size: +/- 3,601 Sq. Ft.
- Tenant: Karenfonia Fabrics

**316 / 318 / 320 WESTBURY AVE
CAN BE DELIVERED VACANT**



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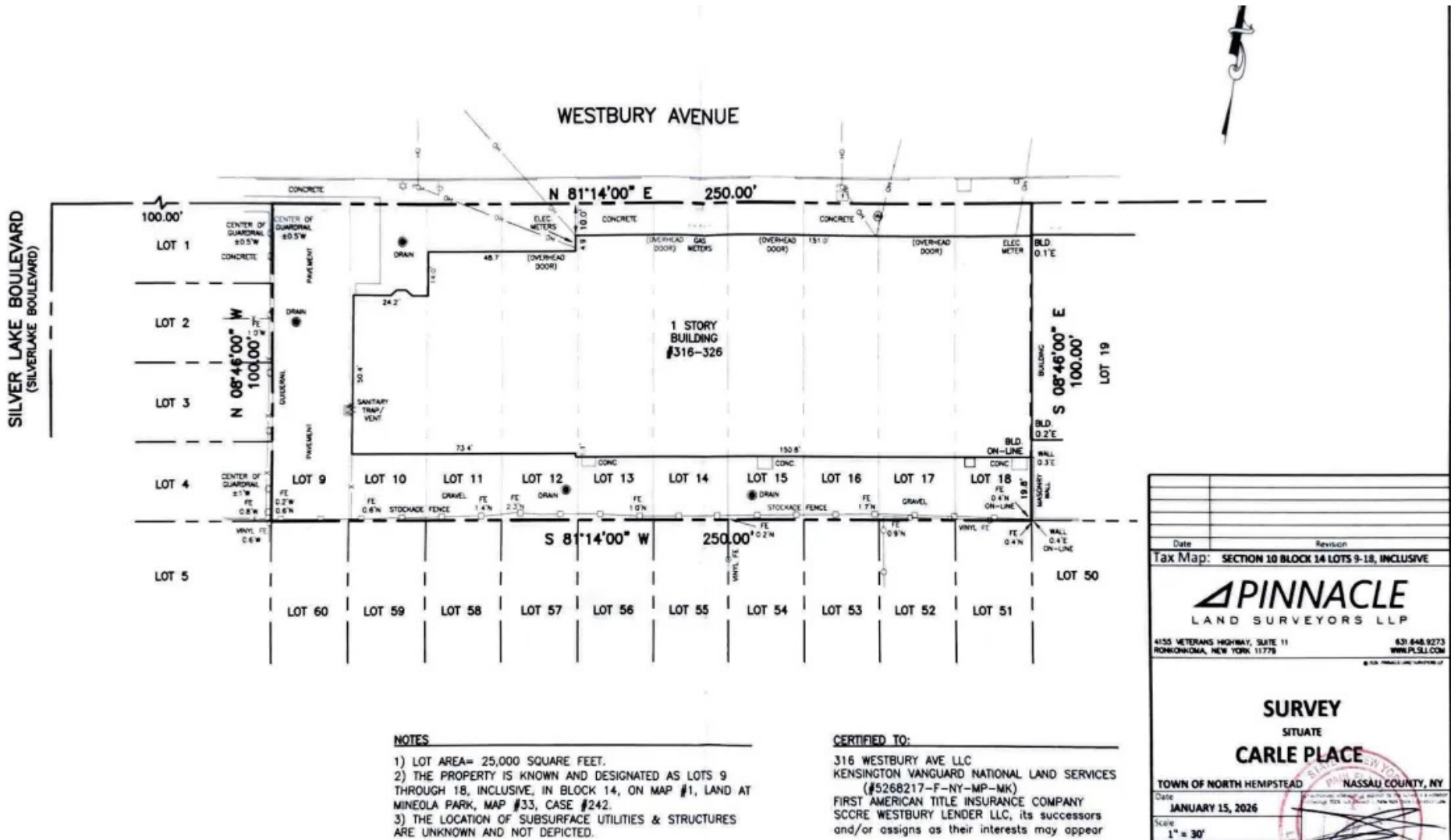
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PROPERTY SURVEY

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NOTES

- 1) LOT AREA= 25,000 SQUARE FEET.
- 2) THE PROPERTY IS KNOWN AND DESIGNATED AS LOTS 9 THROUGH 18, INCLUSIVE, IN BLOCK 14, ON MAP #1, LAND AT MINEOLA PARK, MAP #33, CASE #242.
- 3) THE LOCATION OF SUBSURFACE UTILITIES & STRUCTURES ARE UNKNOWN AND NOT DEPICTED.

CERTIFIED TO:

316 WESTBURY AVE LLC
KENSINGTON VANGUARD NATIONAL LAND SERVICES
(#5268217-F-NY-MP-MK)
FIRST AMERICAN TITLE INSURANCE COMPANY
SCRE WESTBURY LENDER LLC, its successors
and/or assigns as their interests may appear

Date	Revision
Tax Map: SECTION 10 BLOCK 14 LOTS 9-18, INCLUSIVE	
PINNACLE LAND SURVEYORS LLP	
4135 VETERANS HIGHWAY, SUITE 11 ROCKY HILL, NEW YORK 11778	831.648.9273 WWW.PLSJ.COM
SURVEY SITUATE CARLE PLACE	
TOWN OF NORTH HEMPSTEAD NASSAU COUNTY, NY	
Date	JANUARY 15, 2026
Scale	1" = 30'

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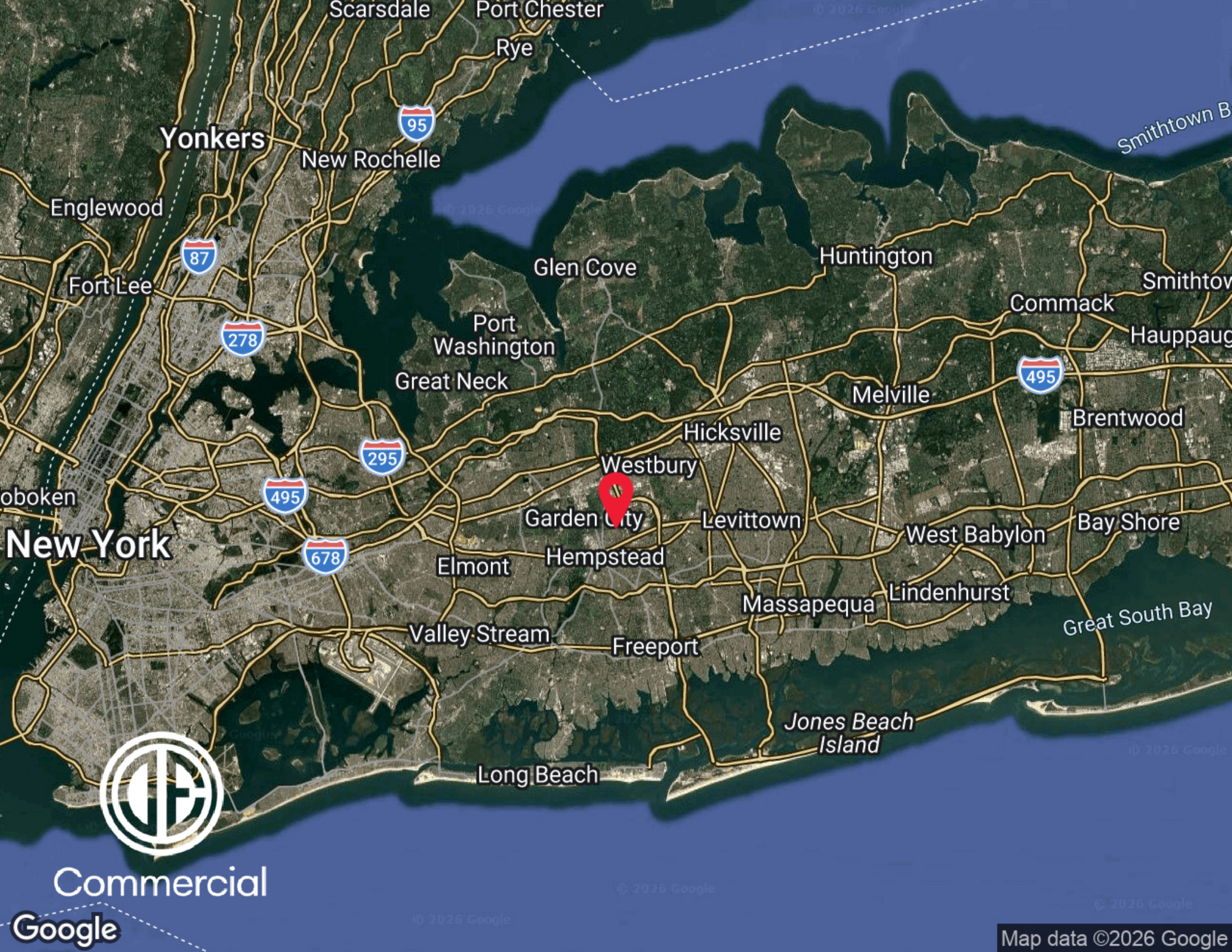
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Yonkers

New Rochelle



Westbury

Garden City

Hempstead

Elmont

Valley Stream

Freeport

Jones Beach Island

Long Beach



Commercial

Google

Map data ©2026 Google

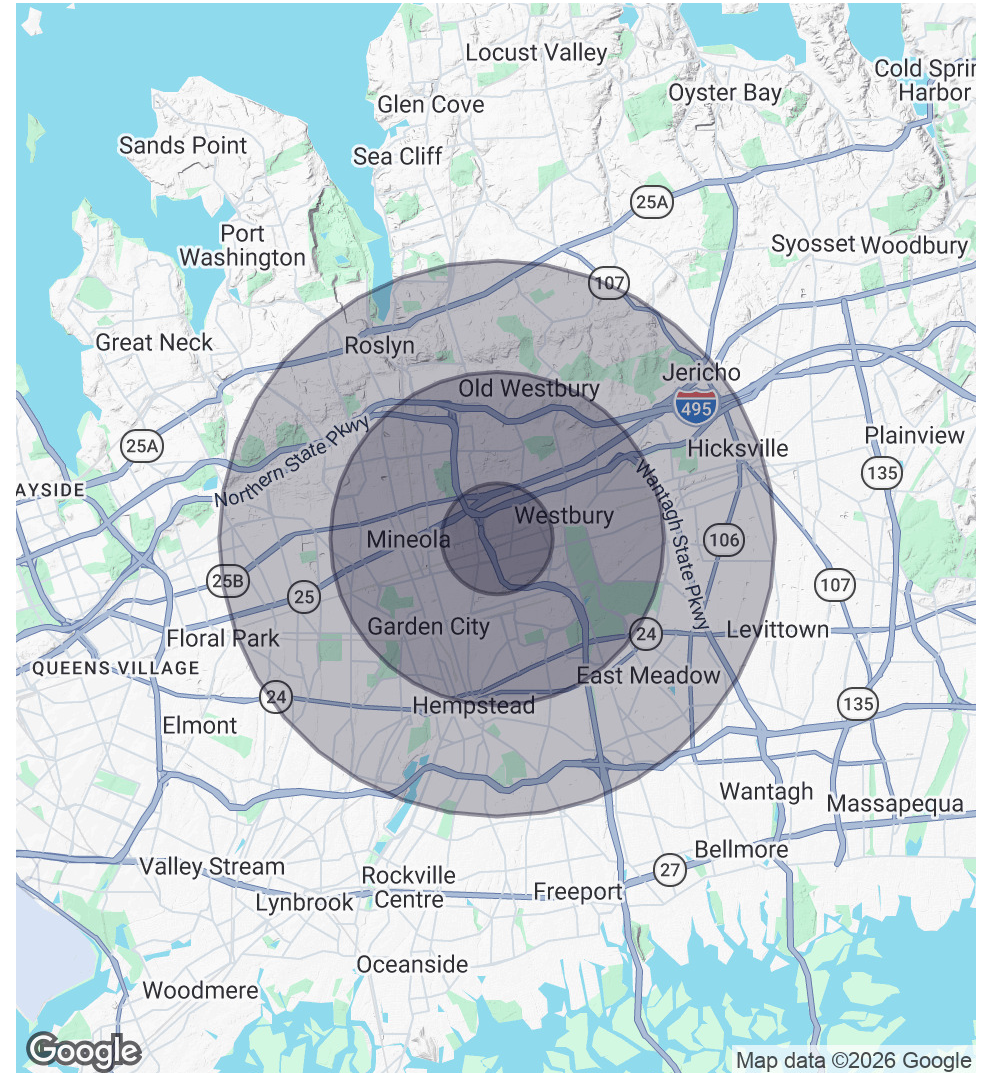
DEMOGRAPHICS MAP & REPORT

316 - 326 Westbury Ave | Carle Place, New York 11514

Population	1 Mile	3 Miles	5 Miles
Total Population	16,247	157,186	447,927
Average Age	47.5	40.9	41.7
Average Age (Male)	45.6	39.9	40.6
Average Age (Female)	48.3	42.1	42.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,147	51,441	141,030
# of Persons per HH	2.6	3.1	3.2
Average HH Income	\$183,138	\$184,347	\$187,150
Average House Value	\$730,796	\$775,655	\$769,387

2023 American Community Survey (ACS)



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We Are Commercial Real Estate

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