

10,372 SF | Flex Space



130 Sheridan Blvd

Inwood, New York 11096

Property Highlights

- 6500+ SF first warehouse
- 3500+ SF second floor offices
- 25' ceiling height in main area
- 2 drive ins
- 13 fenced in private secure parking spaces
- Fully fenced in secure property

Property Overview

Introducing a unique leasing opportunity at 130 Sheridan Blvd, Inwood, NY, 11096. This secure and fully fenced in property offers 6,500 SF of prime warehouse space on the first floor, complemented by over 3,500 SF of well-appointed office space on the second floor. 2 spacious drive-ins, 800 amps of power, and 13 private fenced in parking spaces for all your business needs. This property provides a versatile and accommodating environment for a range of commercial endeavors. Discover the ideal setting to grow and thrive, strategically designed to meet your industrial business needs.

Offering Summary

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	10,372 SF
Available SF:	10,372 SF
Lot Size:	13,763 SF

For More Information

Michael Corsello

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Nick Vittorio

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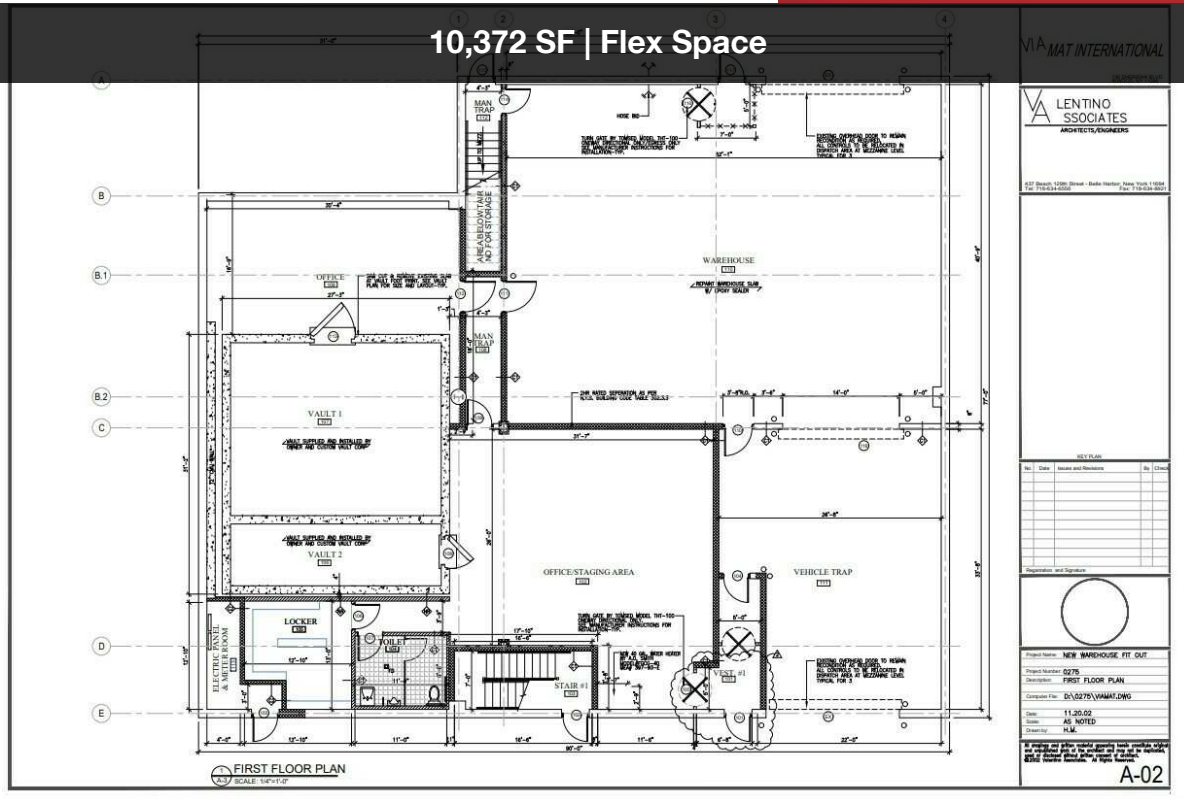
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Property Description

Introducing a unique leasing opportunity at 130 Sheridan Blvd, Inwood, NY, 11096. This secure and fully fenced in property offers 6,500 SF of prime warehouse space on the first floor, complemented by over 3,500 SF of well-appointed office space on the second floor. 2 spacious drive-ins and 10 private fenced in parking spaces for all your business needs. This property provides a versatile and accommodating environment for a range of commercial endeavors. Discover the ideal setting to grow and thrive, strategically designed to meet your industrial business needs.

Location Description

Located in the heart of Long Island's bustling industrial hub, the area surrounding the property at 130 Sheridan Blvd, Inwood, NY, offers an abundance of convenience and opportunity for industrial and flex space tenants. With close proximity to major transportation routes and nearby JFK International Airport, businesses benefit from seamless logistics and connectivity. The area is home to a strong network of industrial and manufacturing businesses, creating a thriving ecosystem for collaboration and growth. Nearby amenities, including dining options and retail centers, provide added convenience, while the beautiful outdoor spaces of the nearby Inwood Park offer a welcome retreat from the daily hustle.



Lease Information

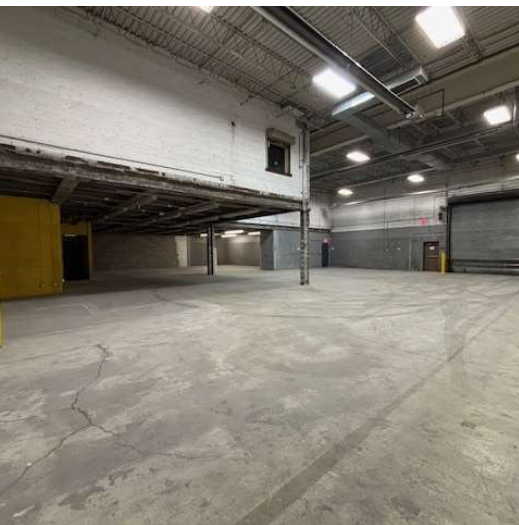
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	10,372 SF	Lease Rate:	\$22.00 SF/yr + \$3.00 PSF property tax

Available Spaces

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description
130 Sheridan Blvd	Available 10,372 SF	Modified Gross	\$22.00 SF/yr	The first floor is warehouse space of about 6,500 square feet and the second floor is comprised of about 3,500 square feet of office space adding up to over 10,000 square feet of rentable space. The first floor warehouse space includes 25' ceiling height and 2 (two) drive in bays perfect for vans or trucks. The second floor office contains multiple private offices, plenty of open space, a conference room, a full kitchen, 2 (two) bathrooms, and a server/security room. Asking \$22 psf MG, plus \$3 psf taxes.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

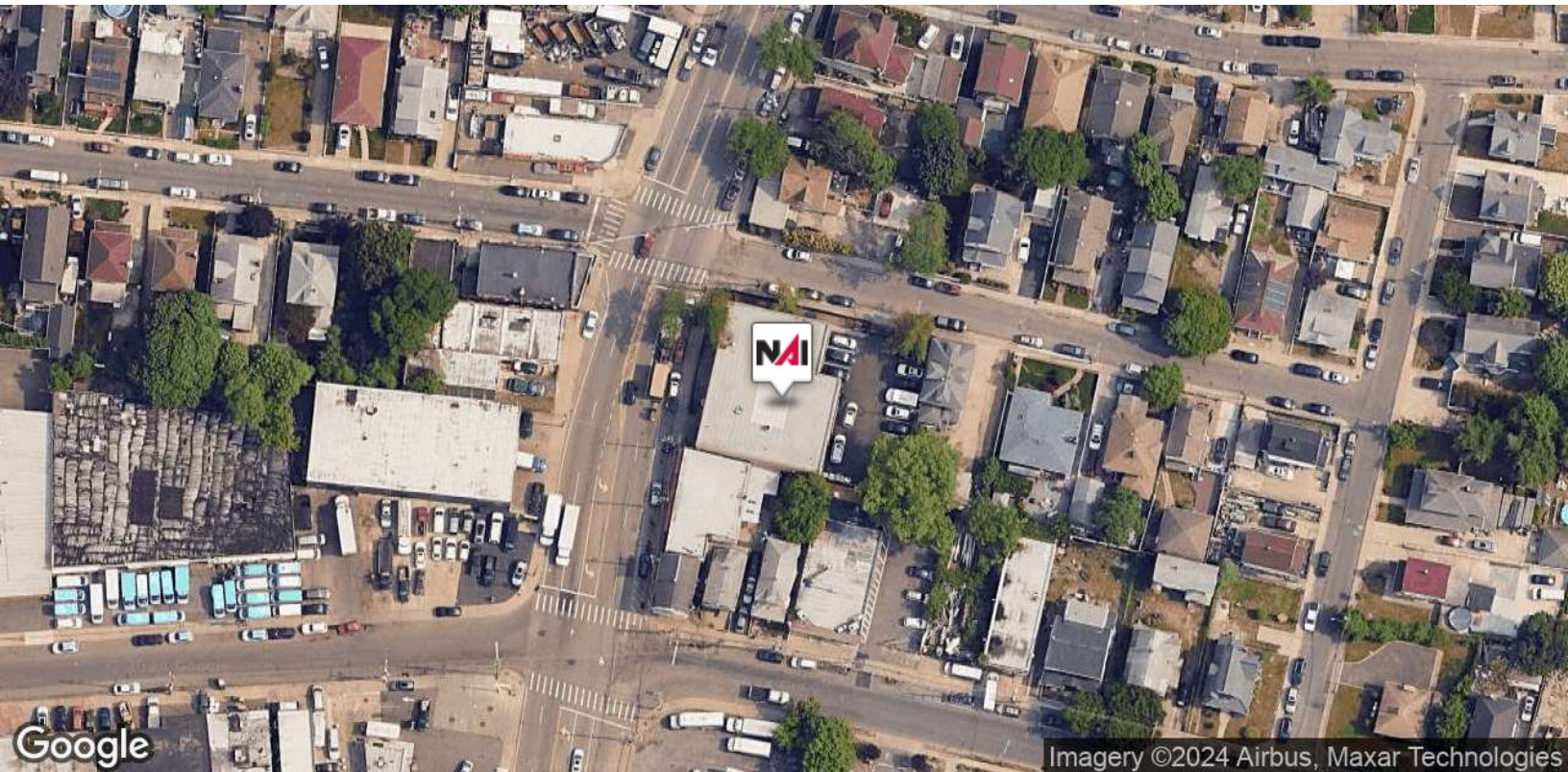
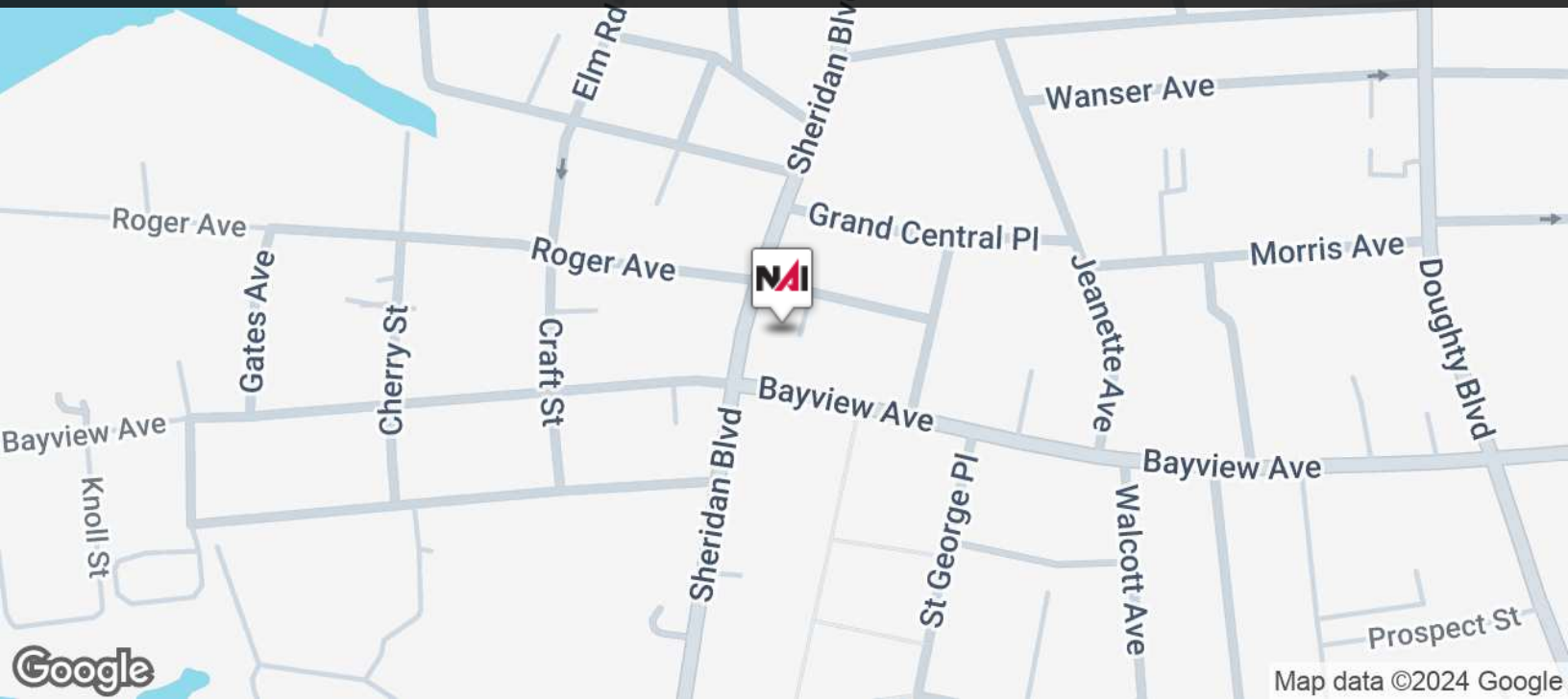
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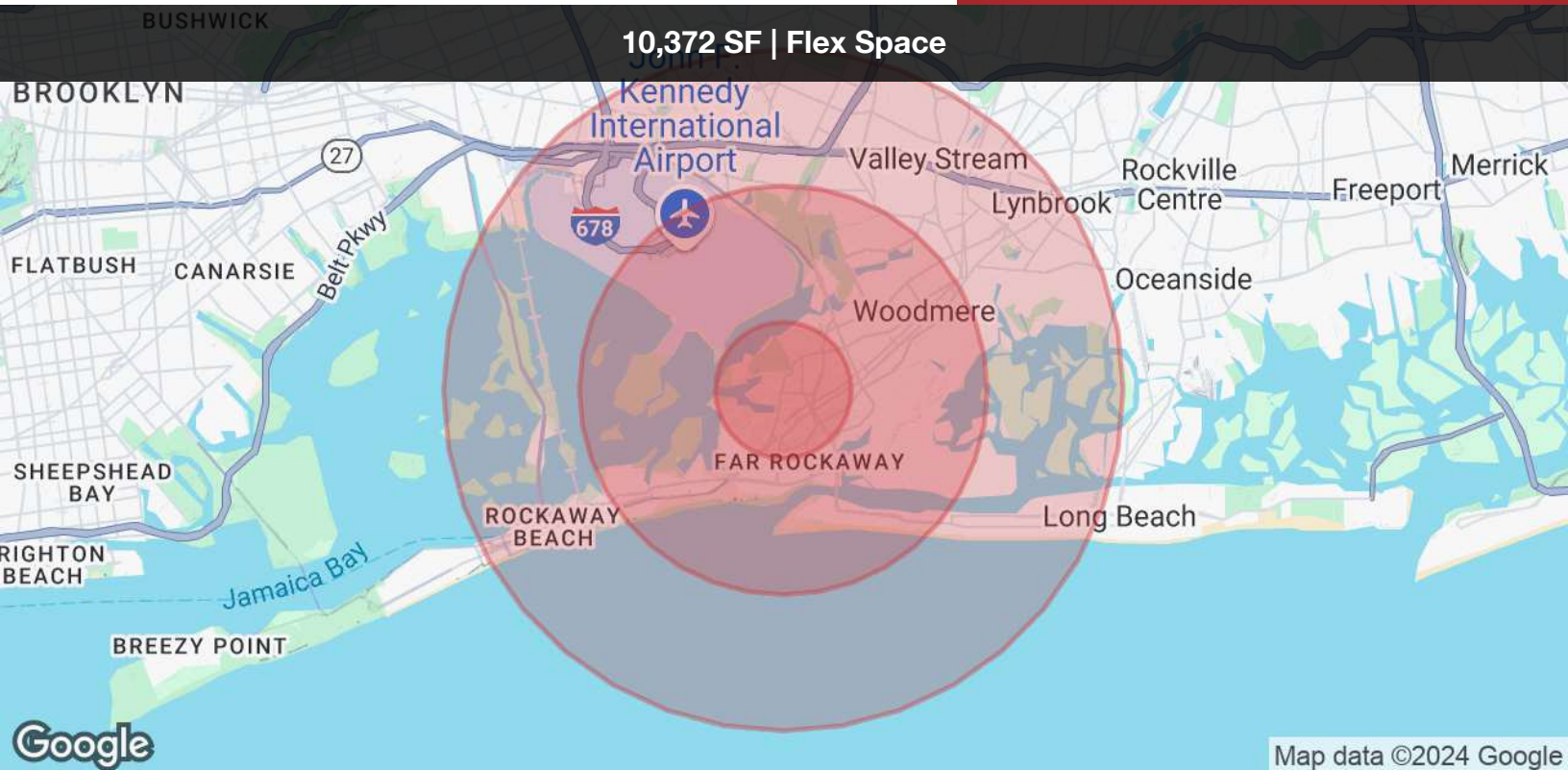
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Population	1 Mile	3 Miles	5 Miles
Total Population	33,734	135,476	395,627
Average Age	35	38	41
Average Age (Male)	34	36	39
Average Age (Female)	37	39	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,585	42,615	128,911
# of Persons per HH	3.5	3.2	3.1
Average HH Income	\$100,211	\$125,637	\$129,490
Average House Value	\$850,904	\$847,320	\$736,859

Demographics data derived from AlphaMap

10,372 SF | Flex Space**Michael Corsello****Director**

mcorsello@nailongisland.com

Direct: **631.761.9627** | Cell: **516.840.4448****Professional Background**

Michael Corsello is a licensed commercial investment and real estate certified specialist (CIREC), who is primarily focused on industrial and retail properties throughout Long Island and the New York tristate market.

Prior to joining NAI Long Island, Michael was President and CEO of Nash Lumber, a building material importer and wholesale distributor. The experience he gained while owning and operating his company for 30+ years gives him a unique understanding of complex commercial real estate transactions and how a company's real estate effects a businesses' bottom line.

Michael's operational expertise provides his clients with an important advantage, whether they are owners, tenants, buyers, or sellers. His keen understanding of each party's business perspective allows for the highest quality representation for those he advises. This results in enhancing his client's business operation and their company's profitability.

Michael's experience owning, developing, and managing his own industrial properties, allows him to combine and leverage his considerable real estate market knowledge with his business experience to deliver the highest outcomes for his clients. Throughout Long Island industrial property owners and investors rely on Michael as a trusted and proven partner. His team includes office and land use specialists, with expertise in commercial office leasing, land acquisition, and development.

In the retail area of Michael's practice, his success with national and regional franchise brands has proven invaluable in navigating the considerable challenges retailers experience when entering the complicated Long Island market. Clients such as Riko's Pizza, Ford's Garage, and Buffalo Wild Wings Express rely on Michael's guidance to identify ideal locations and to successfully negotiate the very best leases terms. When representing retail landlords, he has secured the highest quality tenants who not only leased space but strengthened the property's income and value.

Michael is an avid skier who routinely tackles some of the most challenging mountains throughout the U.S. and Canada. To satisfy his unending curiosity, he enjoys hiking and exploring tough terrain in the US and beyond. He enjoys travelling, especially to northern Norway where his son is at the forefront of the aquaculture industry. When on Long Island, an occasional golf game is always a welcome distraction. A native Long Islander, Michael earned degrees in both business and engineering from Syracuse University and SUNY College of Environmental Science and Forestry.

Education

Bachelor of Science in Engineering, Syracuse University

Bachelor of Science in Engineering, SUNY Environmental Science and Forestry

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS)

NYS Commercial Association of Realtors (NYSCAR)

10,372 SF | Flex Space**Nick Vittorio****Associate**

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Direct: **631.761.6890** | Cell: **516.582.1390**

NY #10401243538

Professional Background

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.