

# 100 E Mineola Ave & 99 E Valley Stream Blvd

Valley Stream, NY 11580

FOR LEASE

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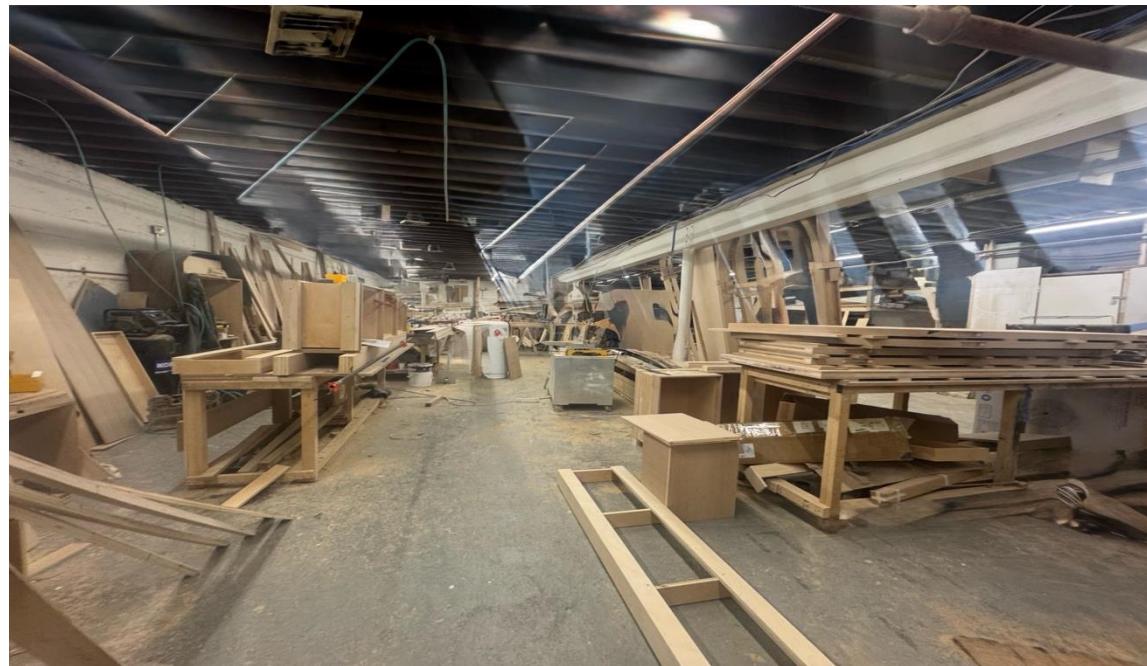
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Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

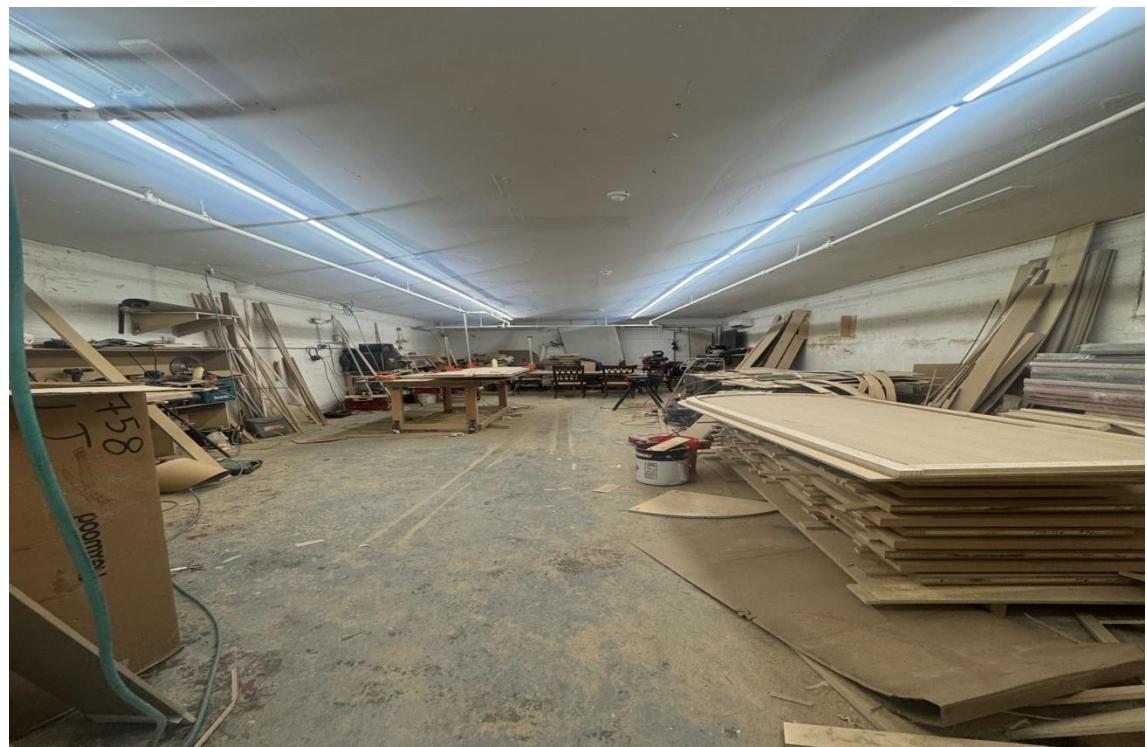
## PROPERTY SUMMARY

<b>Unit E Size:</b>	+/-2,650SF - ± 3,943SF
<b>Loading:</b>	1 loading dock/ 1 drive in
<b>Ceiling Height:</b>	+/-13 feet
<b>Heating:</b>	Gas
<b>Rental Price:</b>	Inquire



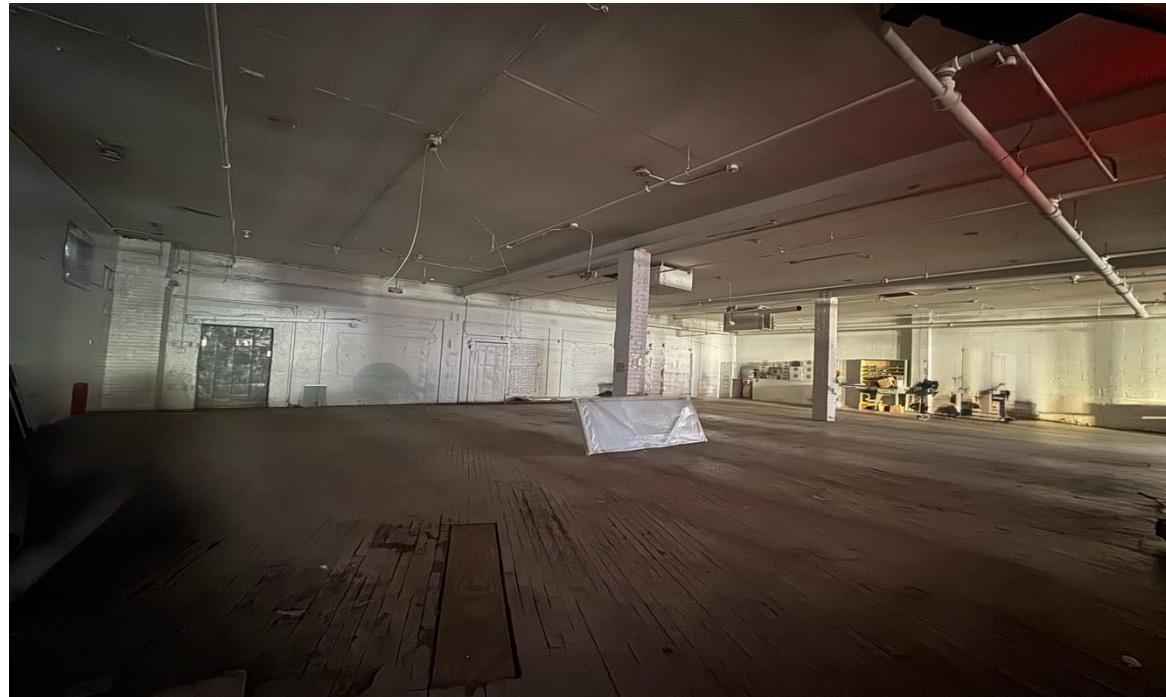
## ADDITIONAL DETAILS

<b>Sprinklers:</b>	Yes
<b>Power:</b>	Ample
<b>Zoning:</b>	Industrial
<b>Valley Stream Station:</b>	+/-2-minute drive
<b>JFK Airport:</b>	+/-14-minute drive



## PROPERTY SUMMARY

<b>Unit B Size:</b>	+-6,094SF
<b>Yard space:</b>	+-2000SF
<b>Ceiling Height:</b>	+-13 feet
<b>Heating:</b>	Gas
<b>Rental Price:</b>	Inquire



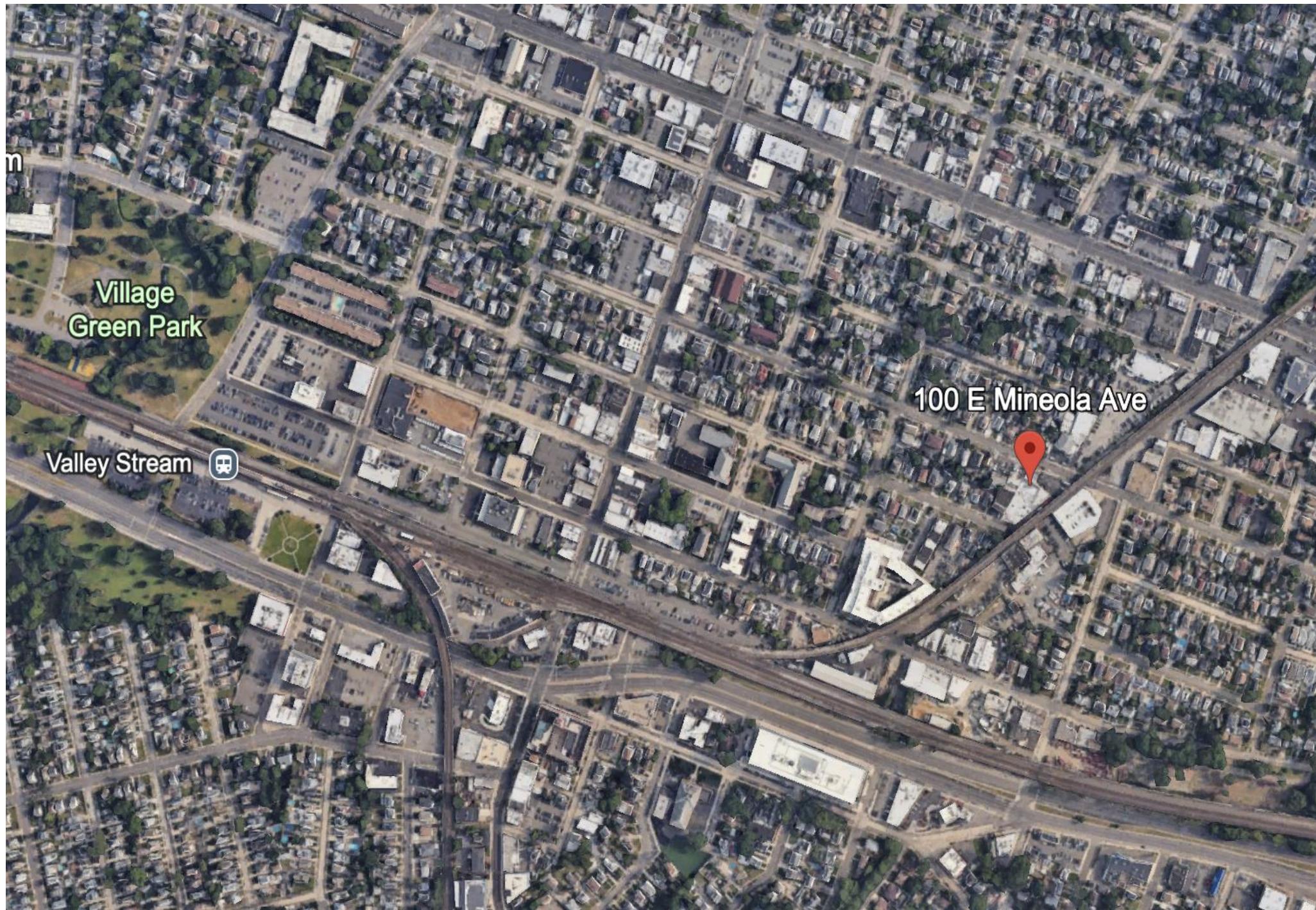
## ADDITIONAL DETAILS

<b>Sprinklers:</b>	Yes
<b>Power:</b>	Ample
<b>Zoning:</b>	Industrial
<b>Valley Stream Station:</b>	+-2-minute drive
<b>JFK Airport:</b>	+-14-minute drive



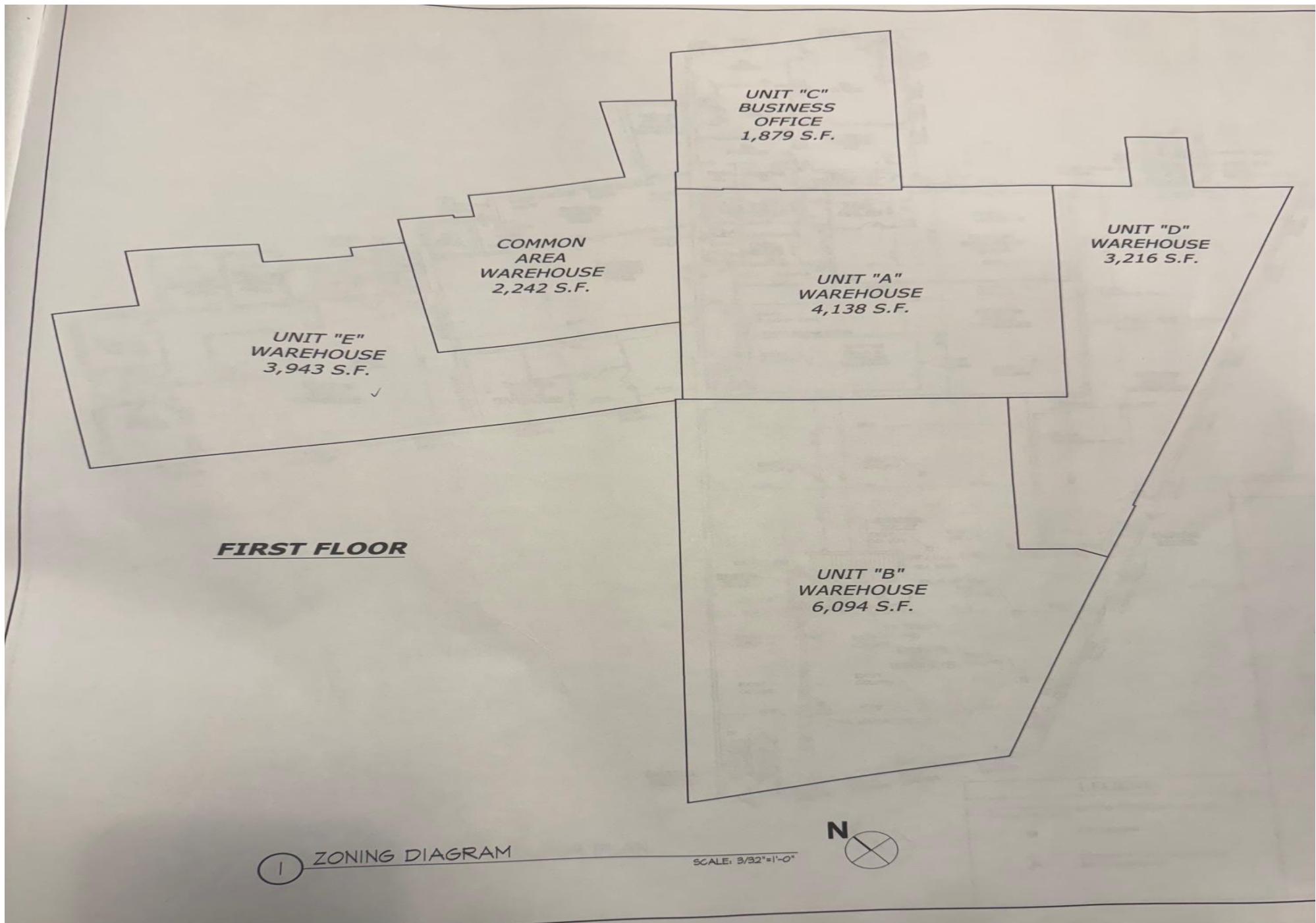
# AERIAL VIEW

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# UNIT OVERVIEW

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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.