



OFFERING
MEMORANDUM
75 Windsor Ave
Mineola, NY 11501

Offered at
\$9,999,999.00



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Exceptional Investment Opportunity — 2-Acre Industrial Warehouse Complex with 24 Tenants & 12 Workshops

Introducing a rare opportunity to own a prime 2-acre industrial property offering stability, scale, and future growth potential. This highly maintained warehouse complex features 24 income-producing tenants and 12 versatile workshops, making it an investor's dream for consistent cash flow and long-term appreciation.

Strategically located in Mineola Long Island in Nassau County which a thriving industrial corridor, the property enjoys excellent access to major highways, transportation routes, and commercial hubs. The site is fully gated on one side and well-secured, with ample parking, wide driveways, and easy truck access—ideal for logistics, manufacturing, and service-based businesses.

Each workshop is designed with functional layouts, high ceilings, roll-up doors, and flexible configurations, catering to a wide range of industrial or small business uses. With three workshops currently available for rent, investors have immediate upside potential through new leases at current market rates, increasing overall returns.

This is a turnkey investment offering:

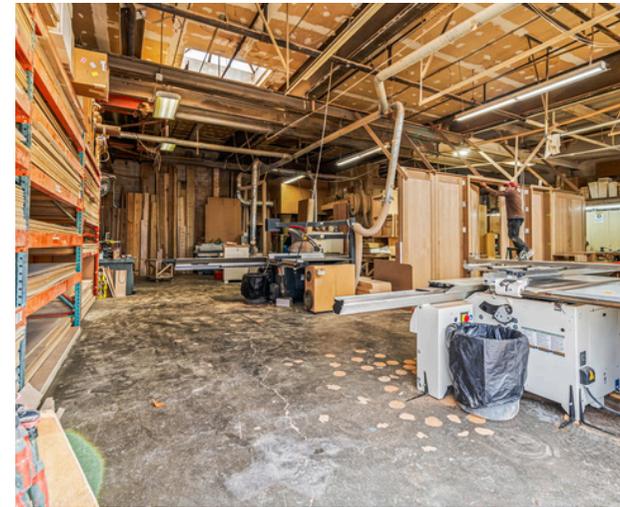
- Strong, diversified tenant mix providing stable income
- Excellent occupancy history with minimal turnover
- Well-maintained infrastructure and low operational overhead
- Immediate rental upside with vacant units ready to lease
- High-demand location poised for continued industrial growth

Whether you're an experienced investor expanding your portfolio or seeking a high-performing asset with room to grow, this industrial powerhouse delivers unmatched potential, performance, and profitability.



This is a turnkey investment offering:

- Excellent Visibility and Access.
- Rare opportunity to purchase
- Significant in-place, cash flow
- High quality tenant roster.
- Minimal Landlord responsibilities.



Yearly Expenses

| | |
|--------------------------|--------------|
| Insurance | \$54,778.96 |
| Water | \$600.00 |
| Sprinklers | \$5,000.00 |
| Handyman | \$7,500.00 |
| Real Estate Taxes | \$120,000.00 |
| Snow Removal | \$8,000.00 |
| Maintenance | \$9,500.00 |
| Total | \$205,378.96 |

Three Vacant Spaces with Potential Annual Rent: \$38,000.

Gross Income: $\$56,093 \times 12 = \$673,116.00$
Yearly Expenses: \$205,378.96

Net Operating Income: \$467,737.04
Property Value: \$9,999,999.00
Current CAP= 4.6%



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