# **435** 1<sup>st</sup> **STREET**

### MINEOLA, NEW YORK

42,625 SF FREESTANDING INDUSTRIAL WAREHOUSE

PREMIER WESTERN NASSAU COUNTY LOCATION MODERN CONSTRUCTION | OCCUPANCY JULY 2025



# **PROPERTY OVERVIEW**

Total Building SF:	± 42,625 SF
Office Area:	To Suit
Site Area:	1.40 Acres
Clear Height:	22'
Loading Docks:	3 Interior Docks
Drive-Ins:	2 Drive-In Doors
Power:	800 Amps
Heat:	Gas
Lease Price:	\$18.75 PSF Net
Real Estate Taxes:	\$2.78 PSF (IDA PILOT)





## **Property Highlights:**

- New Construction Including Mechanical Systems, And LED Lighting
- Premier Western Nassau County Location Offering Easy Access To Service The Outer Boroughs And Manhattan
- Ideal For Wholesale, Showroom, Warehouse, Distribution
- Connected To Municipal Sewer





### **POPULATION DENSITY / CONSUMERS**

553,696 Consumers In A 5 Mile Radius

**7,266** Population Density Per Sq. Mi.

**\$175,771** AHHI In 5 <u>Mile Radius</u>

#### **DRIVE DISTANCE POPULATIONS**





Western Nassau Location, Easy Access To The Long Island Expressway, Jericho Turnpike, and Queens Border



127,838 | 3 Miles

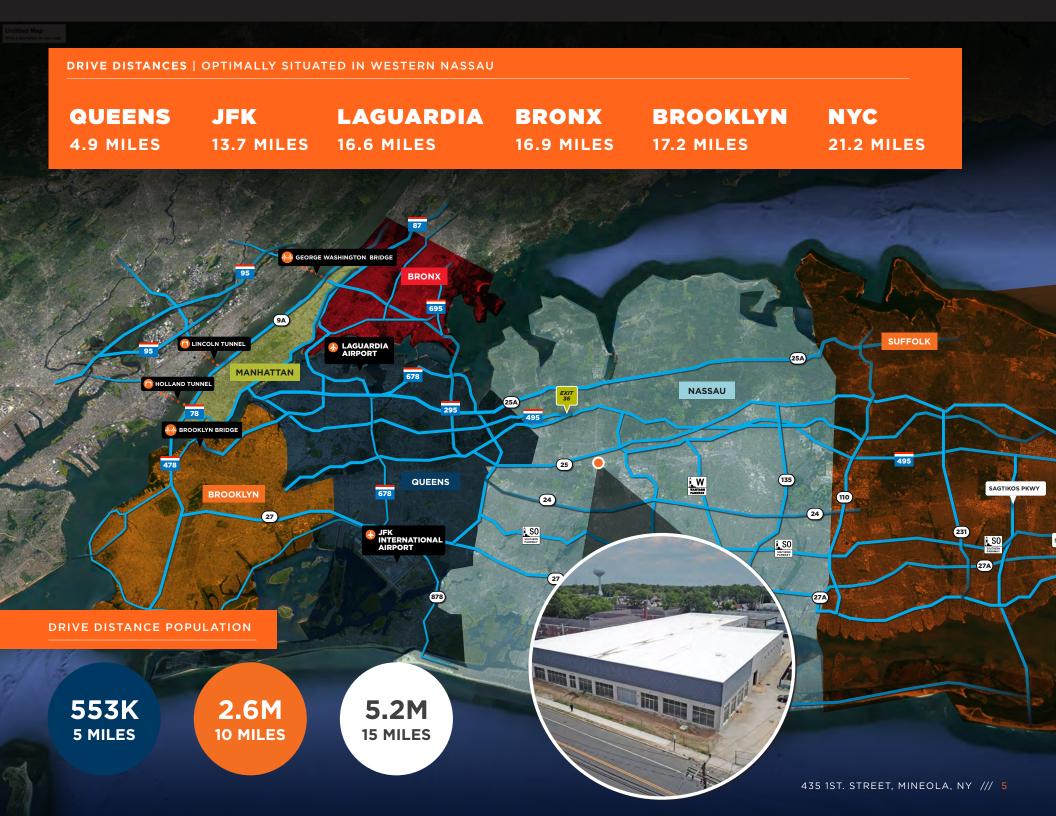
2.54 Miles From The Long Island Expressway Exit 36



553,696 | 5 Miles

553,696 Residents Within A 5-Mile Radius And An AHHI Of \$175,771







# FOR MORE INFORMATION, CONTACT THE EXCLUSIVE LISTING BROKERS:

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