

A CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

97 HORTON AVENUE

LYNBROOK, NEW YORK
FOR SUBLEASE

± 12,108 SF INDUSTRIAL WAREHOUSE FACILITY | AVAILABLE IMMEDIATELY





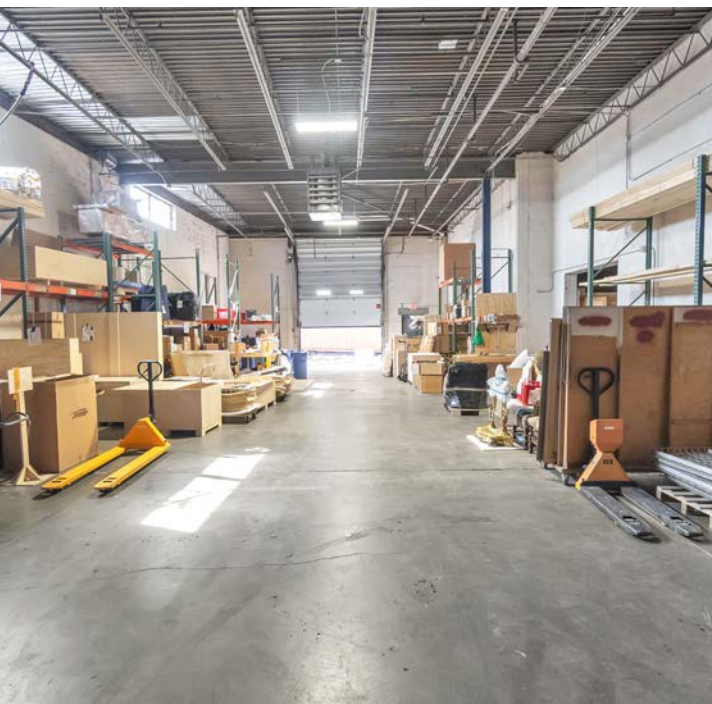
PROPERTY OVERVIEW

BUILDING SIZE:	± 12,108 SF
OFFICE SPACE:	± 2,036 SF
PLOT SIZE:	± 1.00 AC
CEILING HEIGHT:	18' Clear
LOADING DOCKS:	1 Dock
DRIVE-INS:	2 Drive-Ins
PARKING:	TBD
POWER:	TBD
OCCUPANCY:	Immediate
HEAT:	Gas
SPRINKLERS:	Yes
SUBLEASE PRICE:	Upon Request

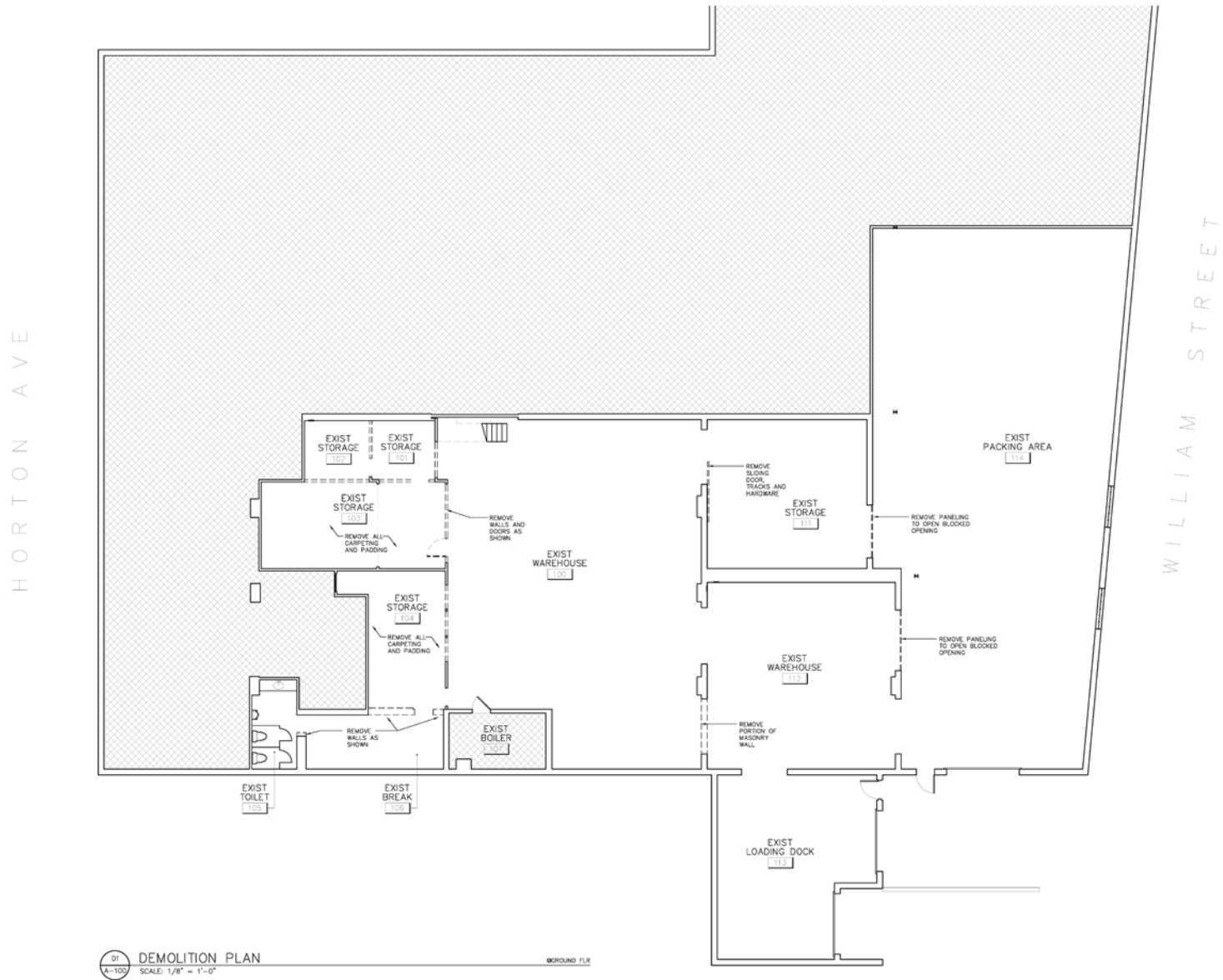
PROPERTY HIGHLIGHTS

- High ceiling warehouse
- Second story finished office space
- Proximity to JFK Airport
- Adjacent to Sunrise Highway

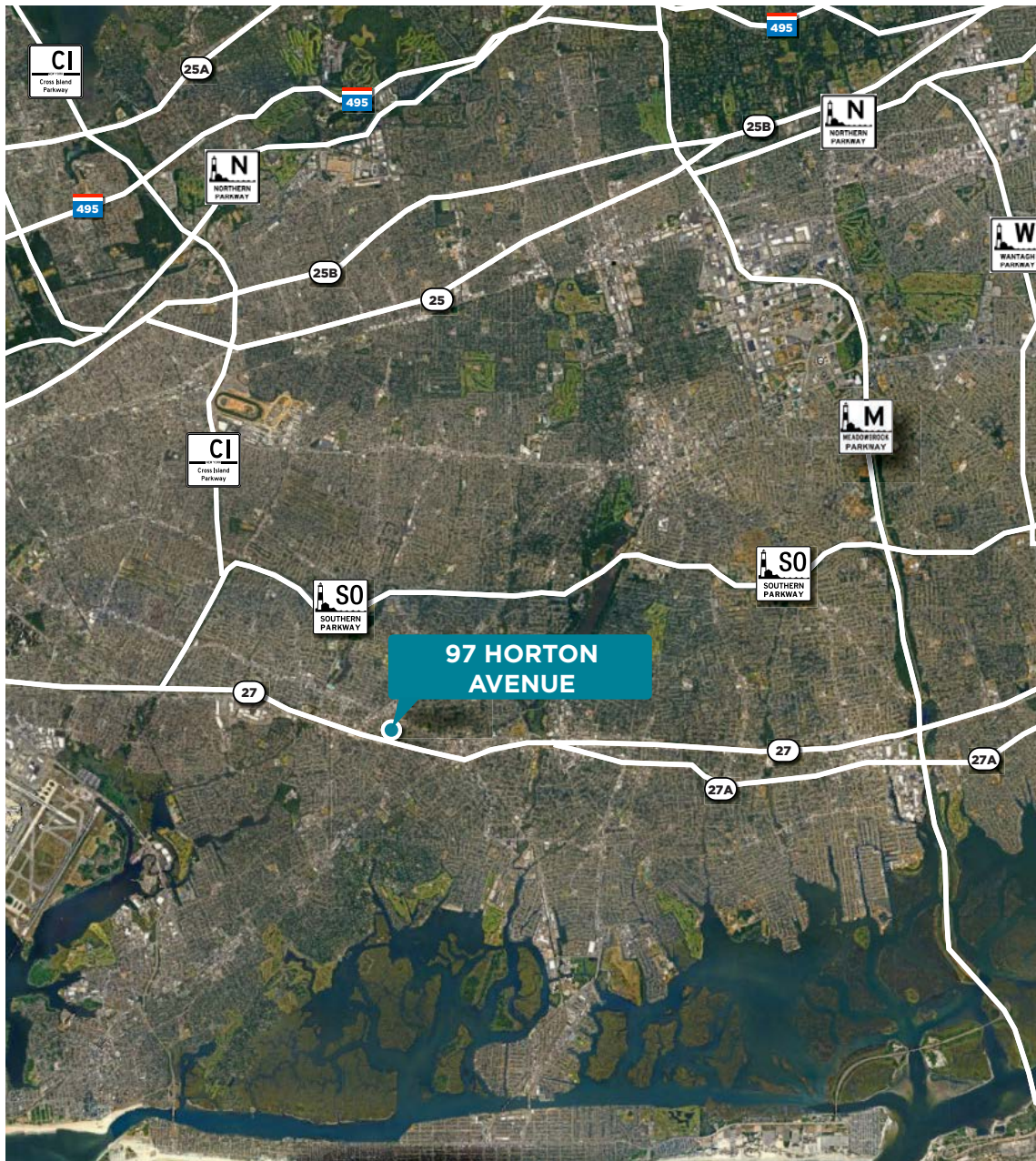




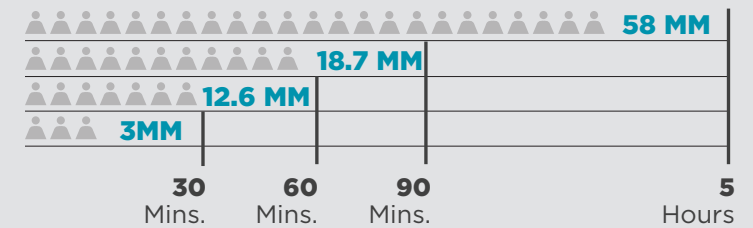
FLOOR PLAN



HIGHLY CONNECTED & ACCESSIBLE



Drive Time Populations



Drive Times

Long Island Railroad's Lynbrook Station	1.0 Mile
Queens	3.6 Miles
John F. Kennedy Airport	6.1 miles
Long Island Expressway/Interstate 495	8.5 miles
Brooklyn	15.2 Miles
LaGuardia Airport	24.3 Miles
Manhattan	26.8 Miles
Port Newark-Elizabeth Marine Terminal	43.4 Miles

INDUSTRIAL FACILITY FOR SUBLEASE

97 HORTON AVENUE
LYNBROOK, NY



FOR MORE INFORMATION,
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