

A CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

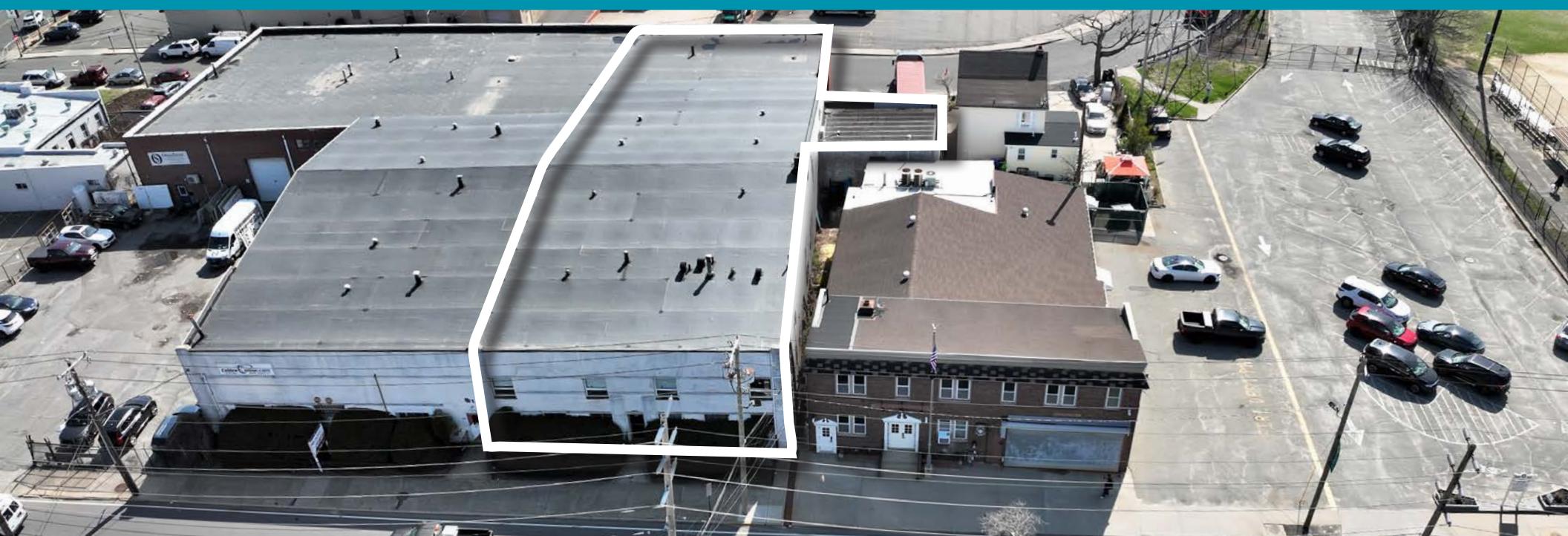
# 97 HORTON AVENUE

LYNBOOK, NEW YORK

FOR SUBLEASE

± 12,108 SF INDUSTRIAL WAREHOUSE FACILITY | AVAILABLE IMMEDIATELY



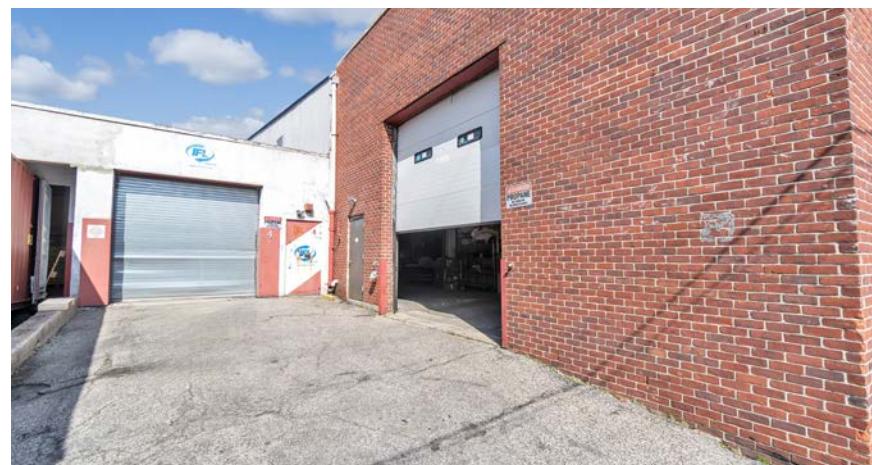


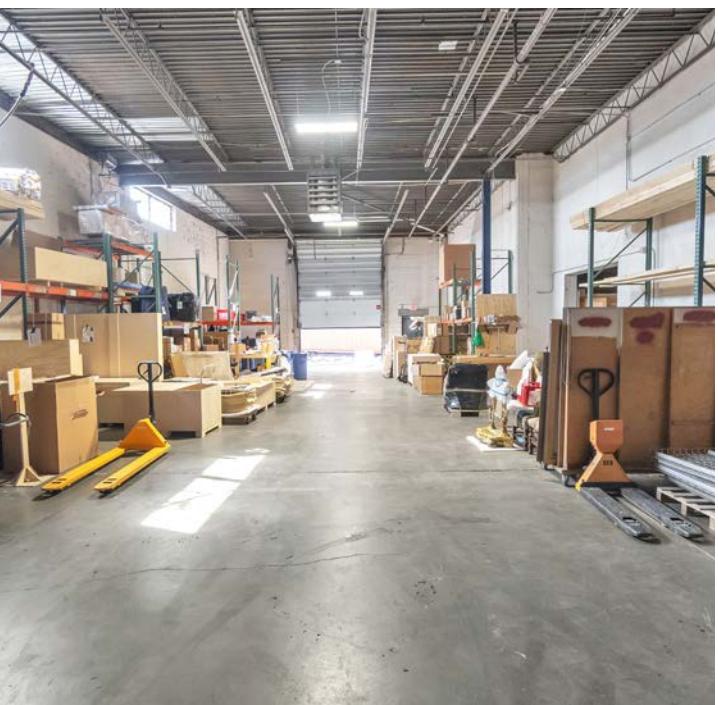
# PROPERTY OVERVIEW

<b>BUILDING SIZE:</b>	± 12,108 SF
<b>OFFICE SPACE:</b>	± 2,036 SF
<b>PLOT SIZE:</b>	± 1.00 AC
<b>CEILING HEIGHT:</b>	18' Clear
<b>LOADING DOCKS:</b>	1 Dock
<b>DRIVE-INS:</b>	2 Drive-Ins
<b>PARKING:</b>	4 Dedicated Stalls
<b>OCCUPANCY:</b>	Arranged
<b>HEAT:</b>	Oil
<b>SPRINKLERS:</b>	Yes
<b>SUBLEASE PRICE:</b>	Upon Request

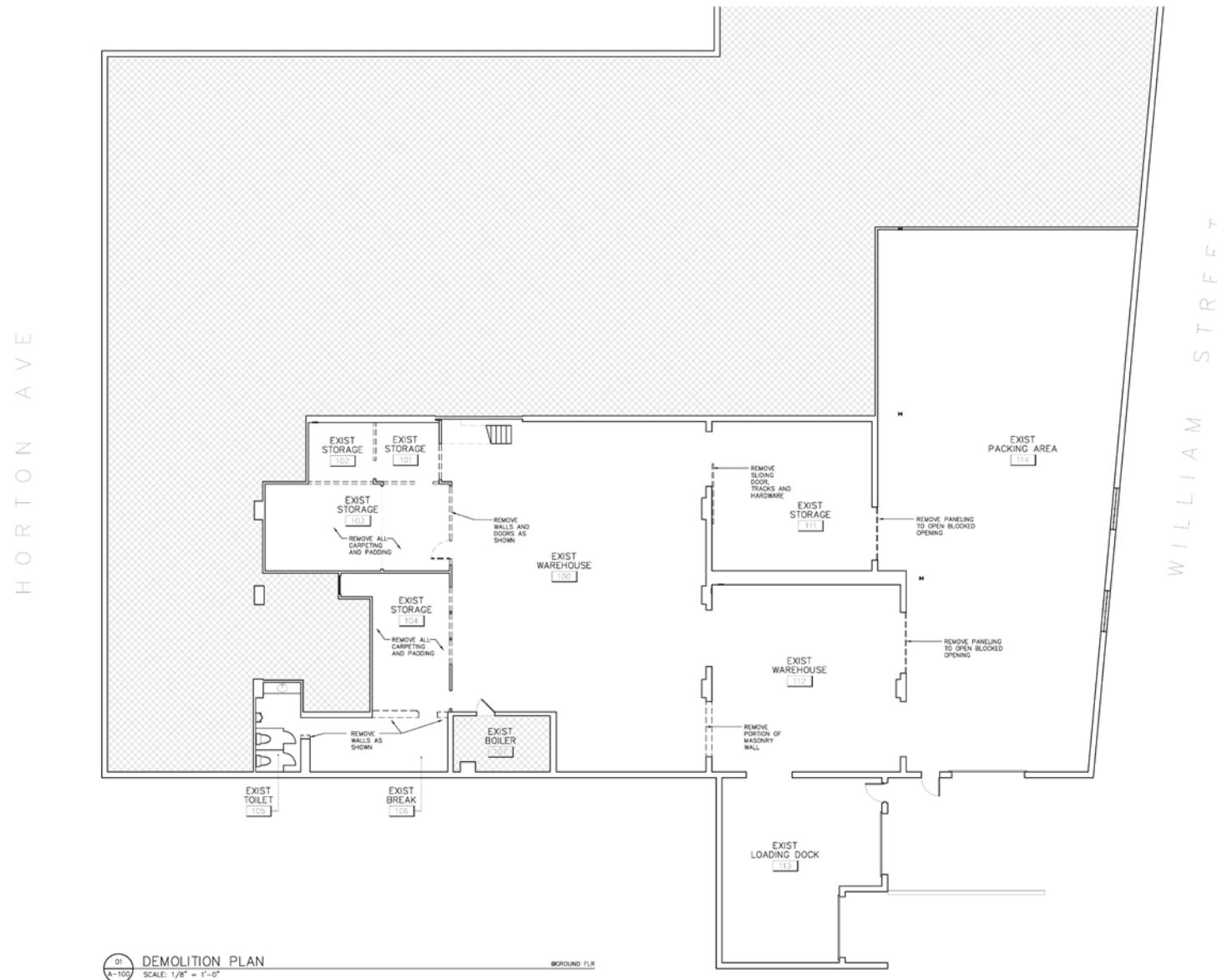
## PROPERTY HIGHLIGHTS

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

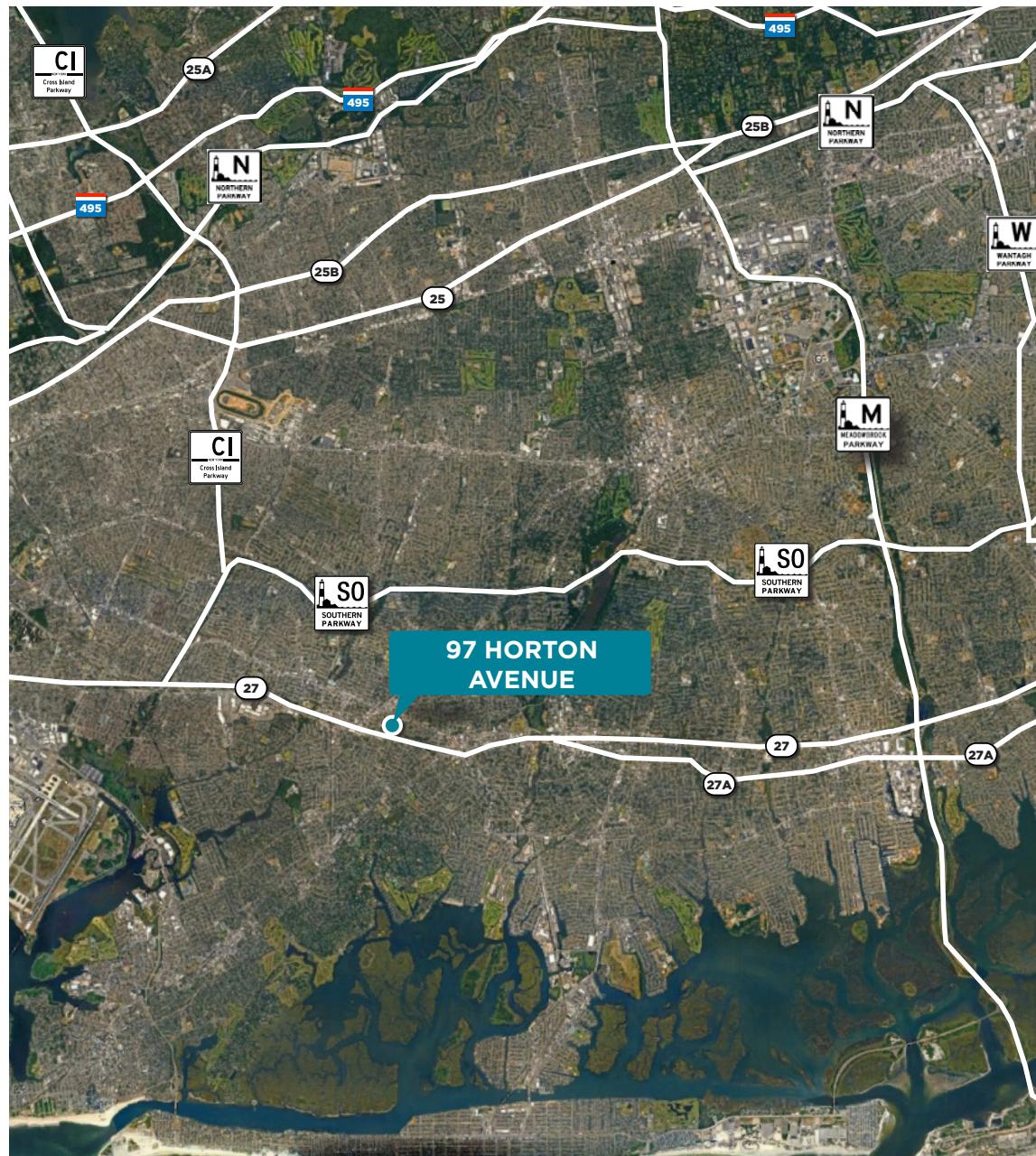




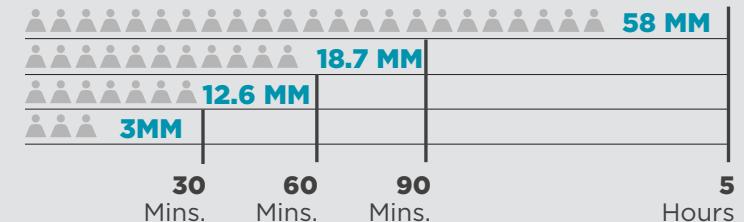
# FLOOR PLAN



# 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  
LYN BROOK, NY



FOR MORE INFORMATION,  
**CONTACT:**

**JOE HENTZE JR.**

+1 718 512 2100

joe.hentze@cushwake.com

**JOHN GIANNUZZI**

+1 516 754 3030

john.giannuzzi@cushwake.com

**DAVID FRATTAROLI**

+1 516 859 6396

david.frattaroli@cushwake.com

A CUSHMAN & WAKEFIELD EXCLUSIVE LISTING



©2025 Cushman & Wakefield. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.