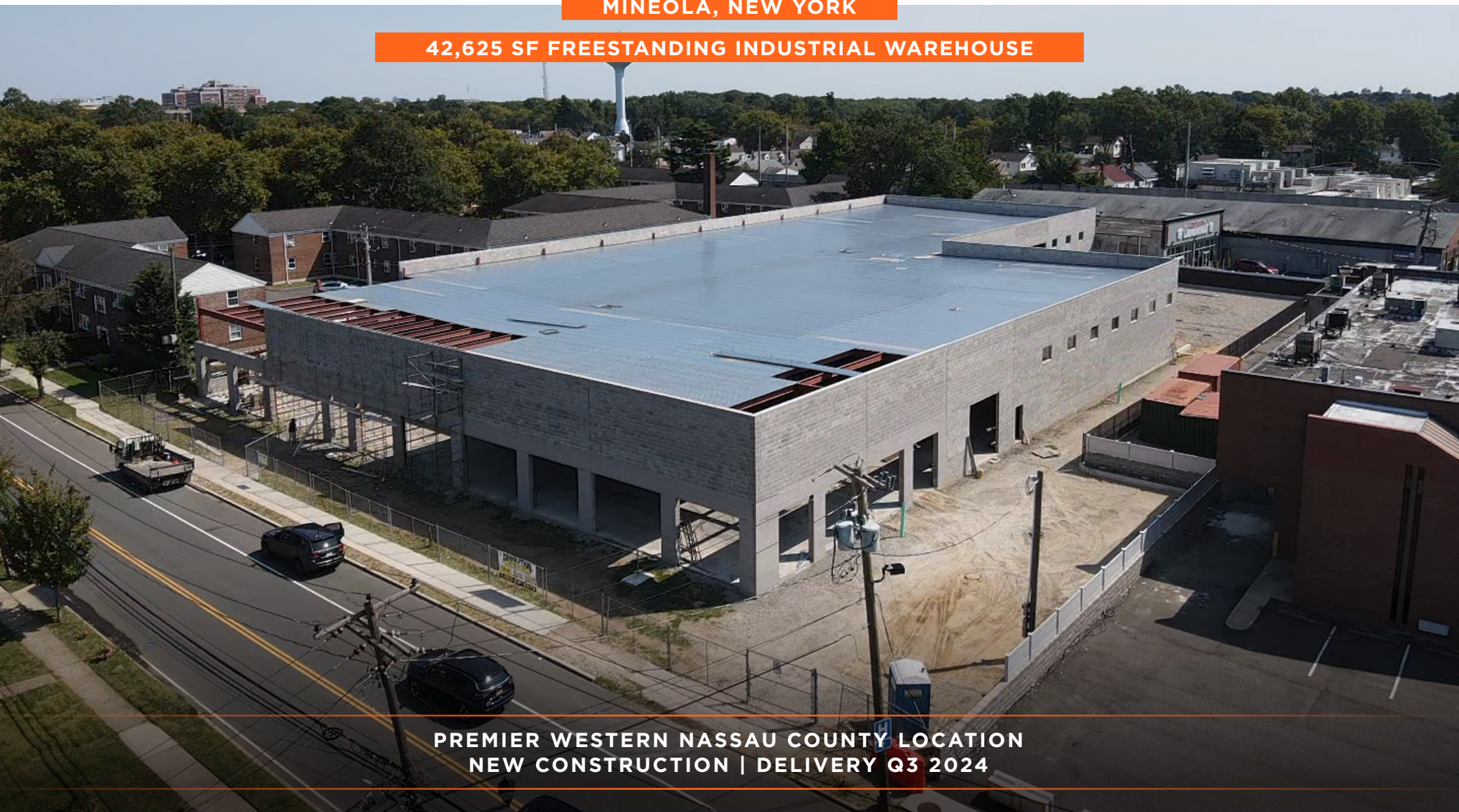


A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** LEASING OPPORTUNITY

# 435 1<sup>ST</sup> STREET

MINEOLA, NEW YORK

42,625 SF FREESTANDING INDUSTRIAL WAREHOUSE



**PREMIER WESTERN NASSAU COUNTY LOCATION  
NEW CONSTRUCTION | DELIVERY Q3 2024**

# 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



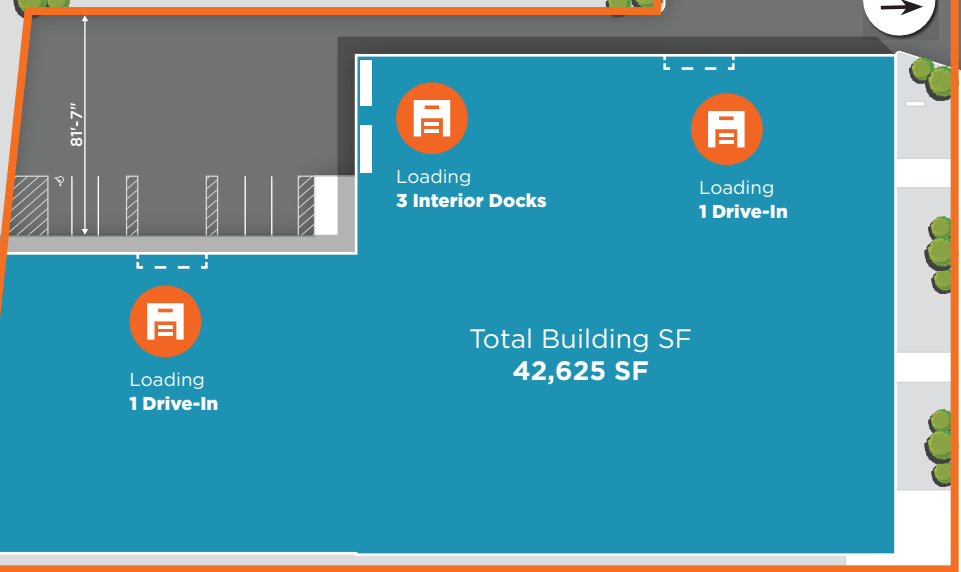
HERRICKS RD



Land Area  
**1.40 acres**



81'-7"



ACCESS  
Ingress/  
Egress

WARDWELL RD

1ST ST

BEEBE RD



Loading  
**3 Interior Docks**



Loading  
**1 Drive-In**



Loading  
**1 Drive-In**

Total Building SF  
**42,625 SF**



# LOCATION OVERVIEW



## POPULATION DENSITY / CONSUMERS

**553,696**

Consumers In A 5 Mile Radius

**7,266**

Population Density Per Sq. Mi.

**\$175,771**

AHHI In 5 Mile Radius



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



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



2.54 Miles From The Long Island Expressway Exit 36



8.6 Miles from JFK International Airport

## DRIVE DISTANCE POPULATIONS

**22,867** | 1 Mile

**127,838** | 3 Miles

**553,696** | 5 Miles

DRIVE DISTANCES | OPTIMALLY SITUATED IN WESTERN NASSAU

**QUEENS**

4.9 MILES

**JFK**

13.7 MILES

**LAGUARDIA**

16.6 MILES

**BRONX**

16.9 MILES

**BROOKLYN**

17.2 MILES

**NYC**

21.2 MILES



DRIVE DISTANCE POPULATION

**553K**  
5 MILES

**2.6M**  
10 MILES

**5.2M**  
15 MILES



PROPERTY WEBSITE



**FOR MORE INFORMATION, CONTACT  
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