

1198 PROSPECT AVENUE

WESTBURY, NY



AVAILABLE IMMEDIATELY



**INDUSTRIAL FACILITY FEATURING EXPANSIVE YARD / PARKING
40,025 SF ON 5.51 ACRE LOT**

KBCADVISORS.COM

CUSHMANWAKEFIELD.COM

Cushman & Wakefield Copyright 2021. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER/LEASER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.



1198 PROSPECT AVENUE

WESTBURY, NY



AVAILABLE IMMEDIATELY



FEATURES

- 40,025 SF Total
- Building Footprint $\pm$ 32,778 SF
- Second Floor Office $\pm$ 7,247 SF
- 9 Drive In Doors
- Ceiling Height – 24' – 30' Clear
- Lot Size – 5.51 Acres
- Fully Paved & Drained
- Secured Fenced Lot With Lighting
- I-B (Industrial B) Zoning
- Easy Access to I-495 & Route 106
- Sublease Term Through 8/31/2031

IDEAL USERS

- Last Mile & E-Commerce
- Truck Terminals (LTL or TL)
- Transload Services
- Heavy Equipment Dealers & Rentals
- Equipment Maintenance
- Large Contractors / Suppliers
- Bus Parking & Large Fleets

KBCADVISORS.COM

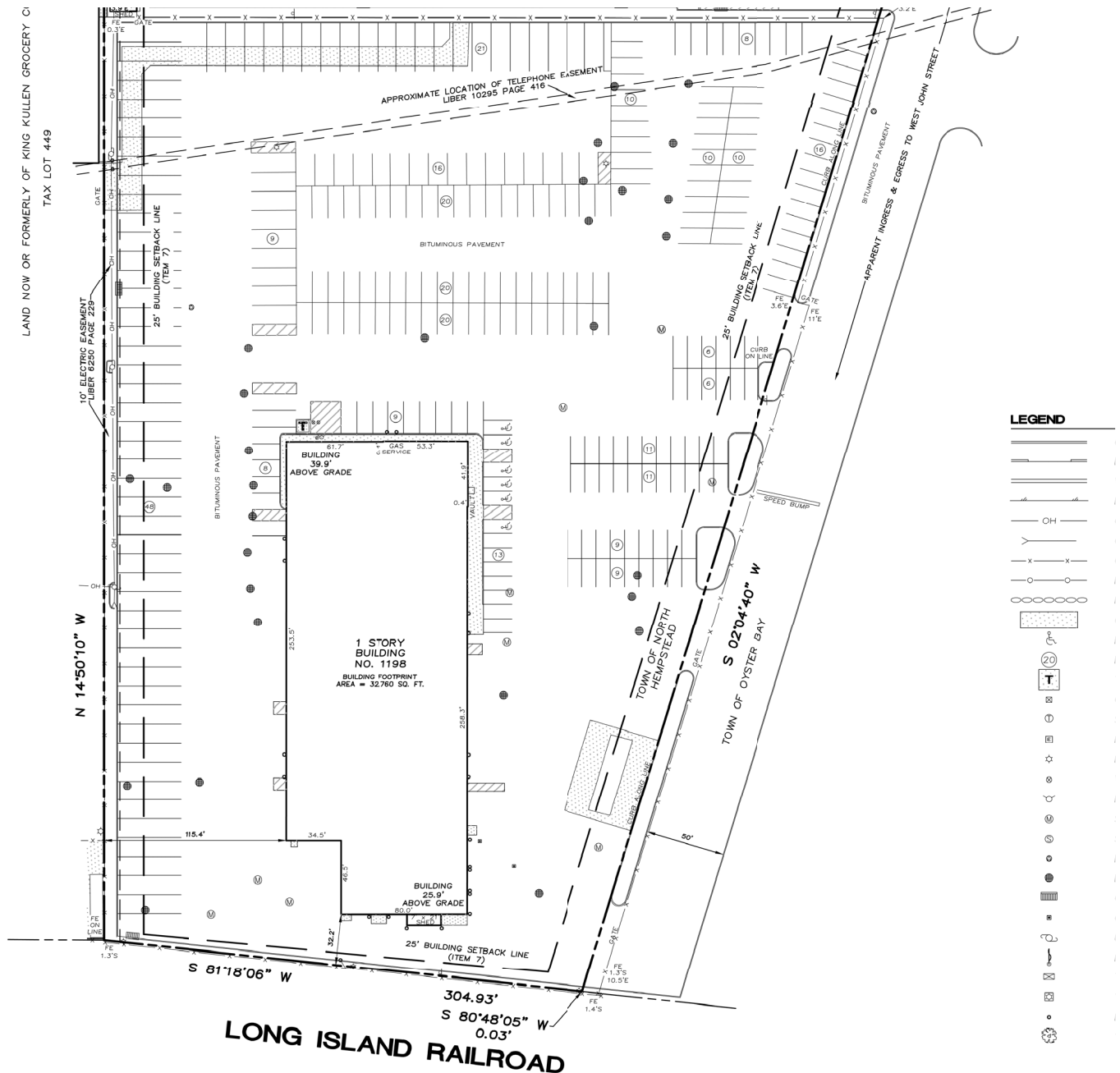
CUSHMANWAKEFIELD.COM

Cushman & Wakefield Copyright 2021. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.



1198 PROSPECT AVENUE

WESTBURY, NY



KBCADVISORS.COM

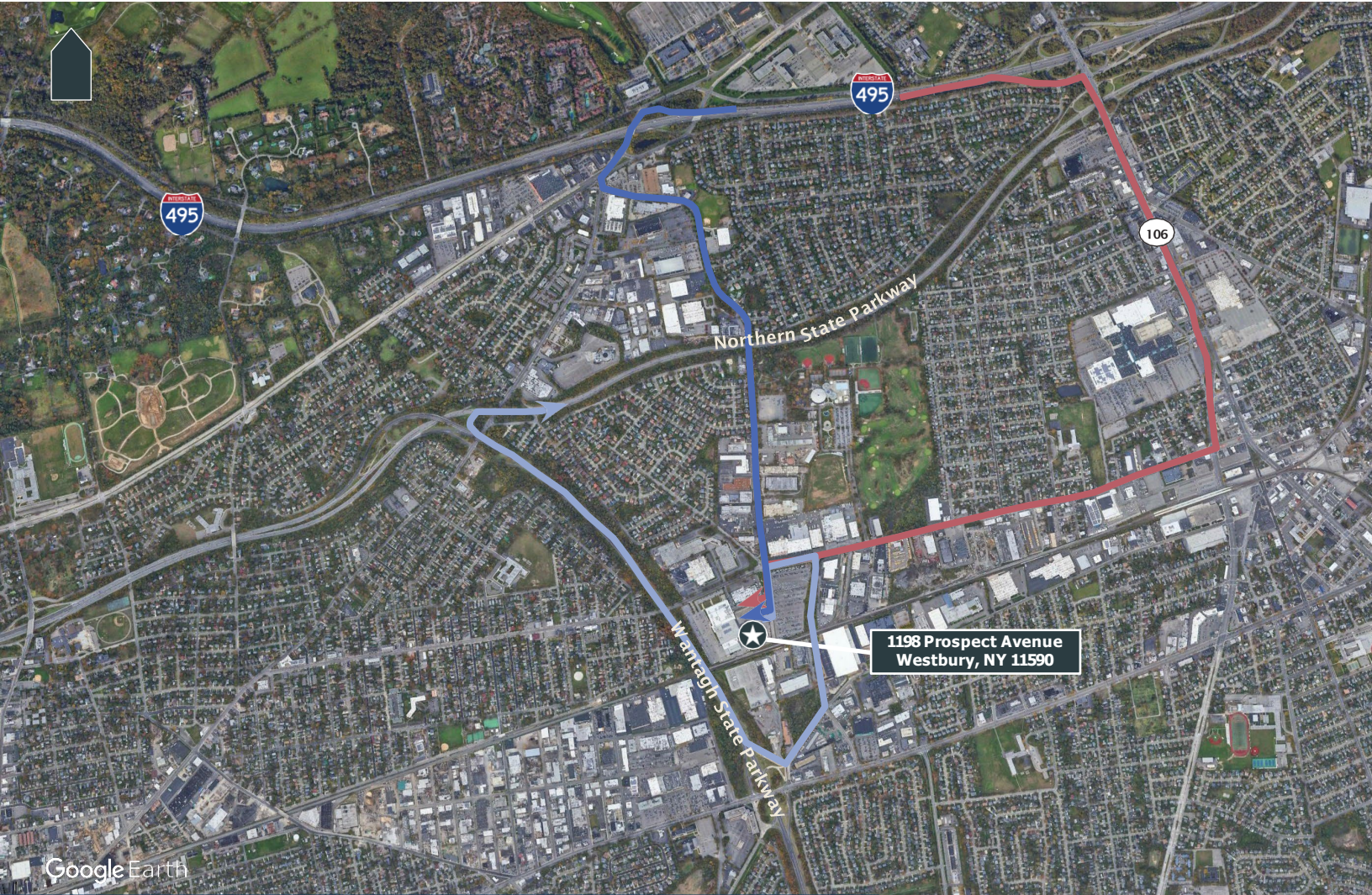
CUSHMANWAKEFIELD.COM

Cushman & Wakefield Copyright 2021. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER/ALNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.



1198 PROSPECT AVENUE

WESTBURY, NY



- Approximately 0.50 miles to the Northern State Parkway
- Approximately 1.30 miles to the Long Island Expressway
- Approximately 7.50 miles to the Queens/Nassau border
- Approximately 14.25 miles to John F. Kennedy Airport

CONTACT:

GABRIEL TEMKIN
gabe.temkin@kbcadvisors.com
206 250 4333

THOMAS DELUCA
thomas.deluca@cushwake.com
631 425 1237

KBCADVISORS.COM

CUSHMANWAKEFIELD.COM

Cushman & Wakefield Copyright 2021. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER/ALNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

