



Available For Lease

112,000 SF Divisible

- 36' Ceiling Heights
- 375 Car Parking on 7 Acres
- 14 Loading Docks / 5 Drive-ins

Award Winning Industrial Redevelopment

CBRE

1085 OLD COUNTRY ROAD, WESTBURY, NEW YORK

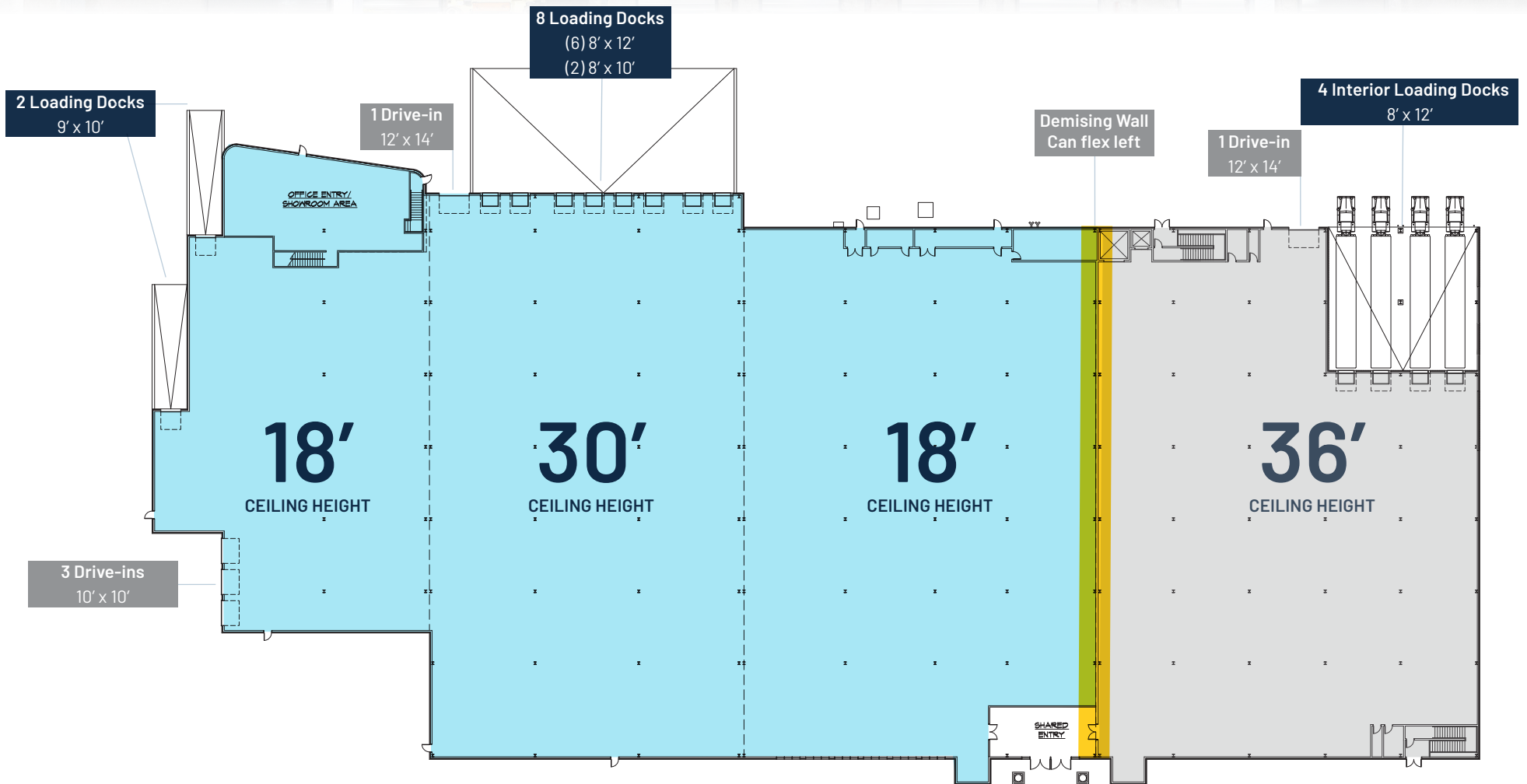
BUILDING INFO

- Warehouse Space 112,000 SF (Divisible to 30,000 SF)
- Office Space Build-to-suit can accommodate up to 30,000 SF
- Real Estate Taxes \$306,993 or \$2.74 PSF
- Parking 375 auto stalls on 7 acres, 2 additional contiguous acres with 209 auto stalls can be made available
- Ceiling Height Up to 36' clear
- Loading 14 loading docks (including 4 covered) and 5 drive-in doors
- Lighting LED lighting throughout
- Power 4,000 amps @ 480v 2,500 amps @ 120/208v
- Zoning I-B (Industrial B)
- Signage Available for Tenant on building and pylon
- Occupancy Timing Redevelopment completed, available now

**Awarded Long Island
Business News
Top Industrial
Redevelopment,
Nassau County**



FLOOR PLAN

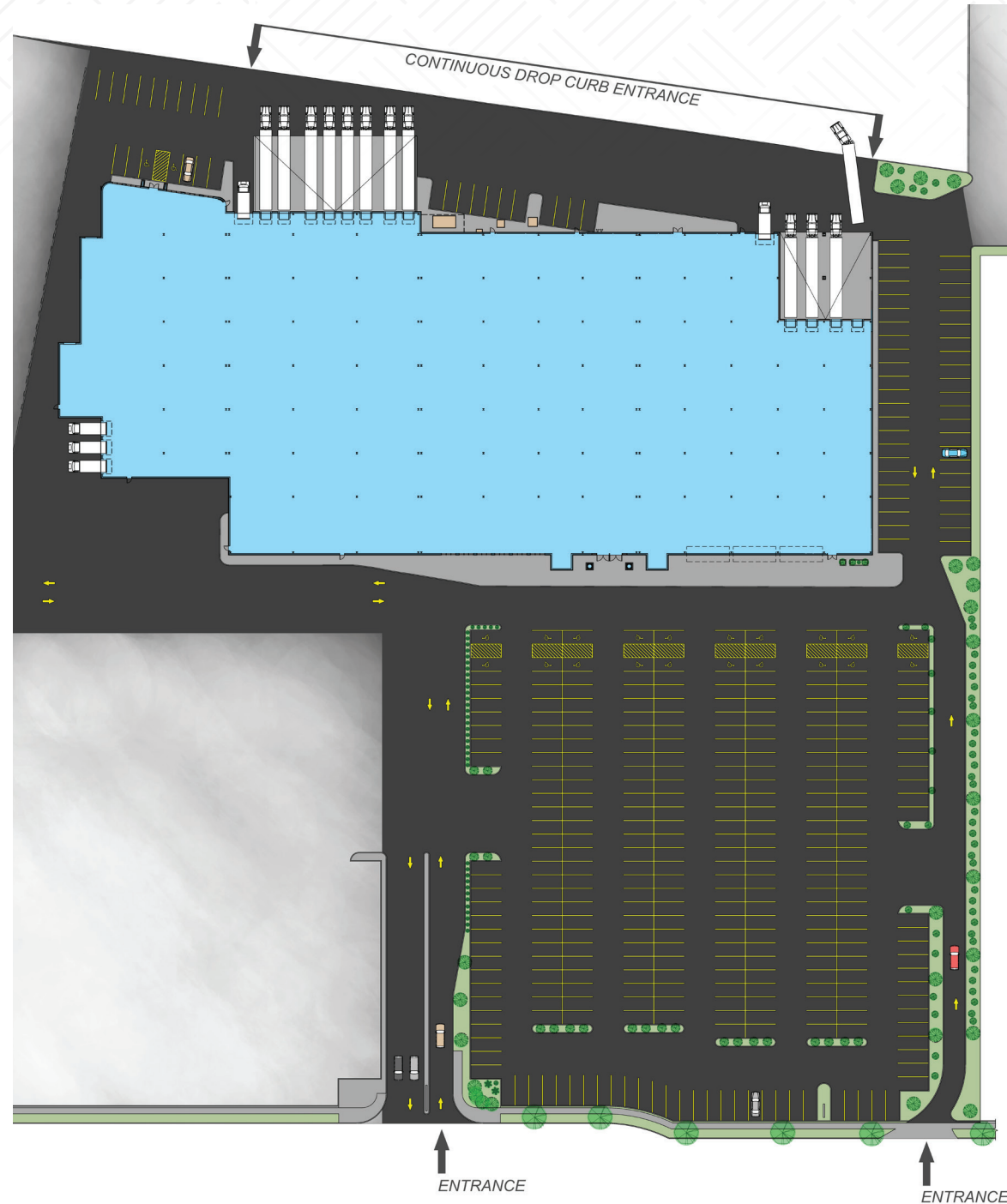


1085 OLD COUNTRY ROAD, WESTBURY, NEW YORK

112,000 SF 82,000 SF 30,000 SF

SITE PLAN

Construction Completed



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