

# For sale or lease

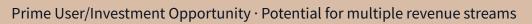
348-558 Broadway Lynbrook, NY

**JLL** SEE A BRIGHTER WAY

# Property specifications

| 348 Broadway    |   |  |
|-----------------|---|--|
| Available space | ± 30,000 SF   |  |
| Plot size       | ± 1.87 acres  |  |
| Office/Showroom | ± 4,600 SF  |  |
| Ceiling height  | Up to 19' clear (see page 3)  |  |
| Loading docks   | 1 ext. & 1 van dock   |  |
| Drive-in doors  | 10  |  |
| Yard space      | ± 0.50 acres, fenced  |  |
| Occupancy       | Immediate   |  |
| Lease price     | \$18.50 PSF NNN   |  |
| Taxes           | \$123,410.19 (± \$4.11 PSF)   |  |
| Insurance       | ± \$0.29 PSF  |  |
| Sale price      | *MAJOR PRICE REDUCTION*<br>\$7,950,000 \$7,450,000                                      |  |
| 558 Broadway    |   |  |
| Space notes     | <ul><li>Fully occupied<br/>legal 2-family home</li><li>Included in sale price</li></ul> |  |
| Taxes           | \$20,347.60   |  |
| Plot size       | Approx. 0.13 acres  |  |







# Property photos



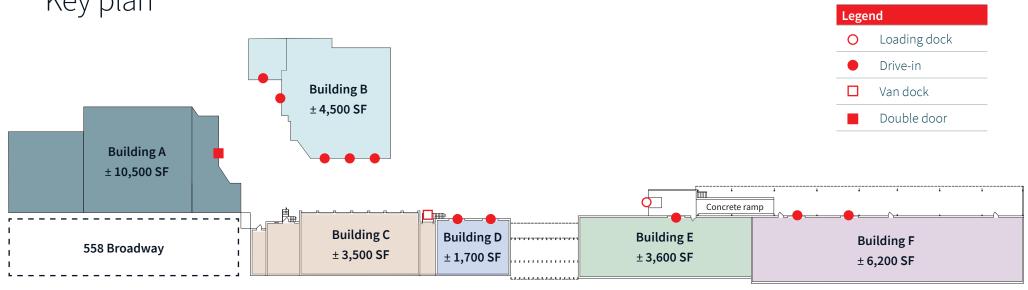






#### 348-558 Broadway / Lynbrook

# Key plan



| Building A     |                 |
|----------------|-----------------|
| Ceiling height | 12' - 18' clear |
| Loading        | Double door     |

| 9' clear         |  |
|------------------|--|
| 5 drive-in doors |  |
|                  |  |

| Building C     |            |
|----------------|------------|
| Ceiling height | 8' clear   |
| Loading        | 1 van dock |

| Building D     |                  |  |
|----------------|------------------|--|
| Ceiling height | 8' clear         |  |
| Loading        | 2 drive-in doors |  |

| Building E     |                            |
|----------------|----------------------------|
| Ceiling height | 12' - 13' clear            |
| Loading        | 1 drive-in, 1 loading dock |
|                |                            |

| Building F     |                         |
|----------------|-------------------------|
| Ceiling height | 19' clear (column free) |
| Loading        | 2 drive-in doors        |

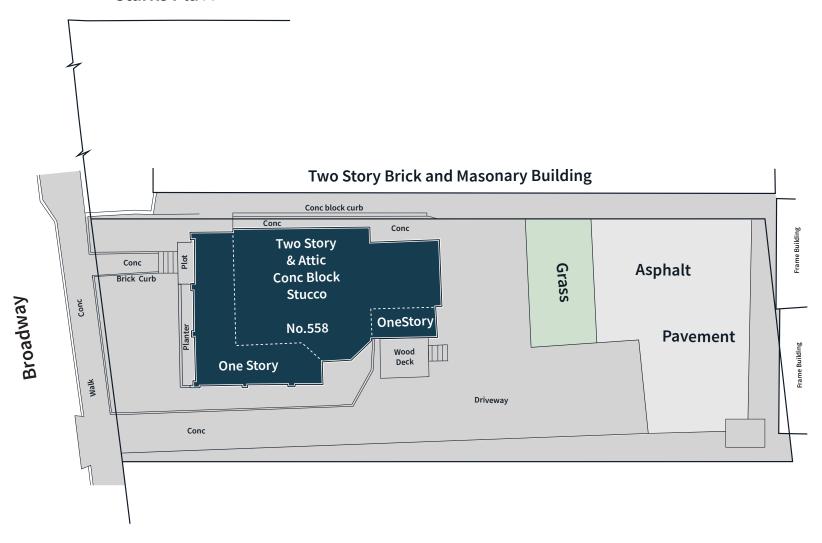
# Survey - 348 Broadway

# Starks PL Parking Parking Story Frame & Block Storage Story Brick, Block & Storage OverHang OverHang OverHang OverHang Storage Storage

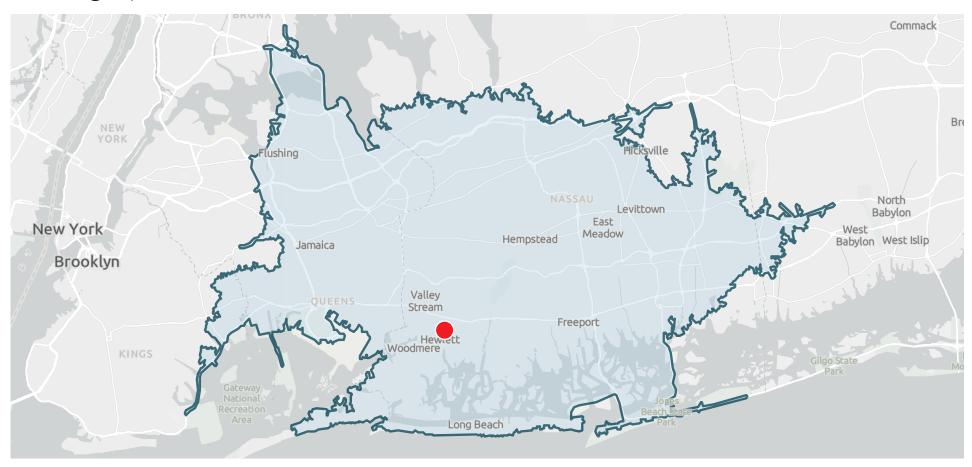


### Survey - 558 Broadway

#### **Starks Place**



#### Demographics



#### 30-minute drive time statistics

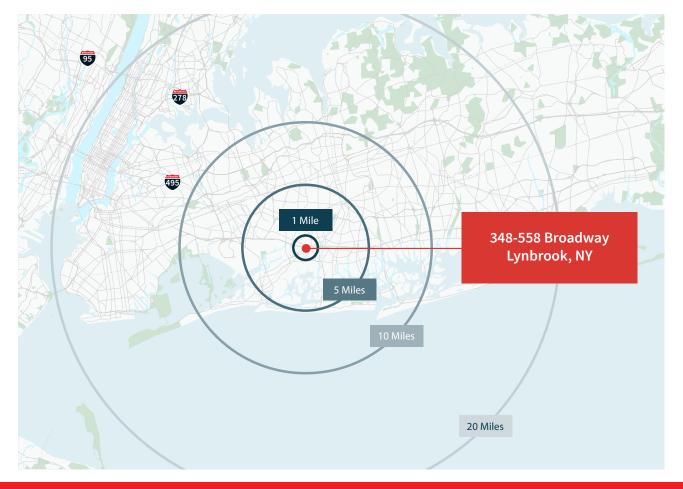


#### Nassau County statistics





#### Location overview



| Key distances                       |                                 |  |
|-------------------------------------|---------------------------------|--|
| <b>0.6 Miles</b> to Sunrise Hwy     | <b>4.5 Miles</b> to Belt Pkwy   |  |
| <b>6.7 Miles</b> to Queens          | <b>10.7 Miles</b> to Brooklyn   |  |
| <b>14.5 Miles</b> to I-495          | <b>21.6 Miles</b> to Manhattan  |  |
| <b>0.6 Miles</b> to LIRR - Lynbrook | <b>6.1 Miles</b> to JFK Airport |  |



#### **Exclusive agents**

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