




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* \$7,950,000 \$7,450,000

558 Broadway

Space notes	<ul style="list-style-type: none">Fully occupied legal 2-family homeIncluded in sale price
Taxes	\$20,347.60
Plot size	Approx. 0.13 acres

Exposure & excess land in Western Nassau County



Prime User/Investment Opportunity · Potential for multiple revenue streams

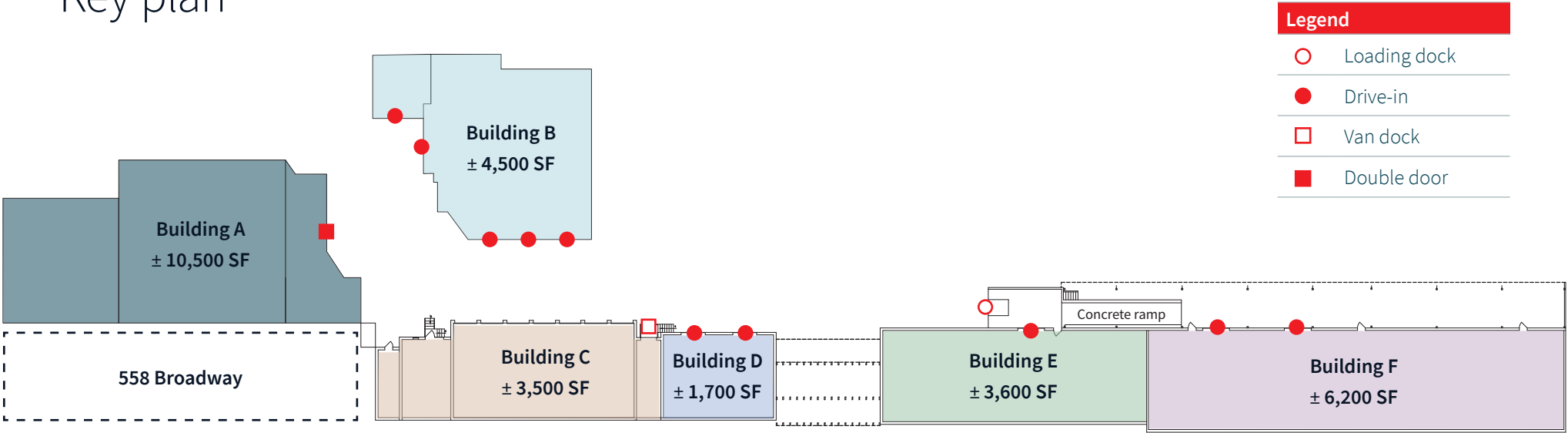


348-558 Broadway / Lynbrook

Property photos



Key plan



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

Building B	
Ceiling height	9' clear
Loading	5 drive-in doors

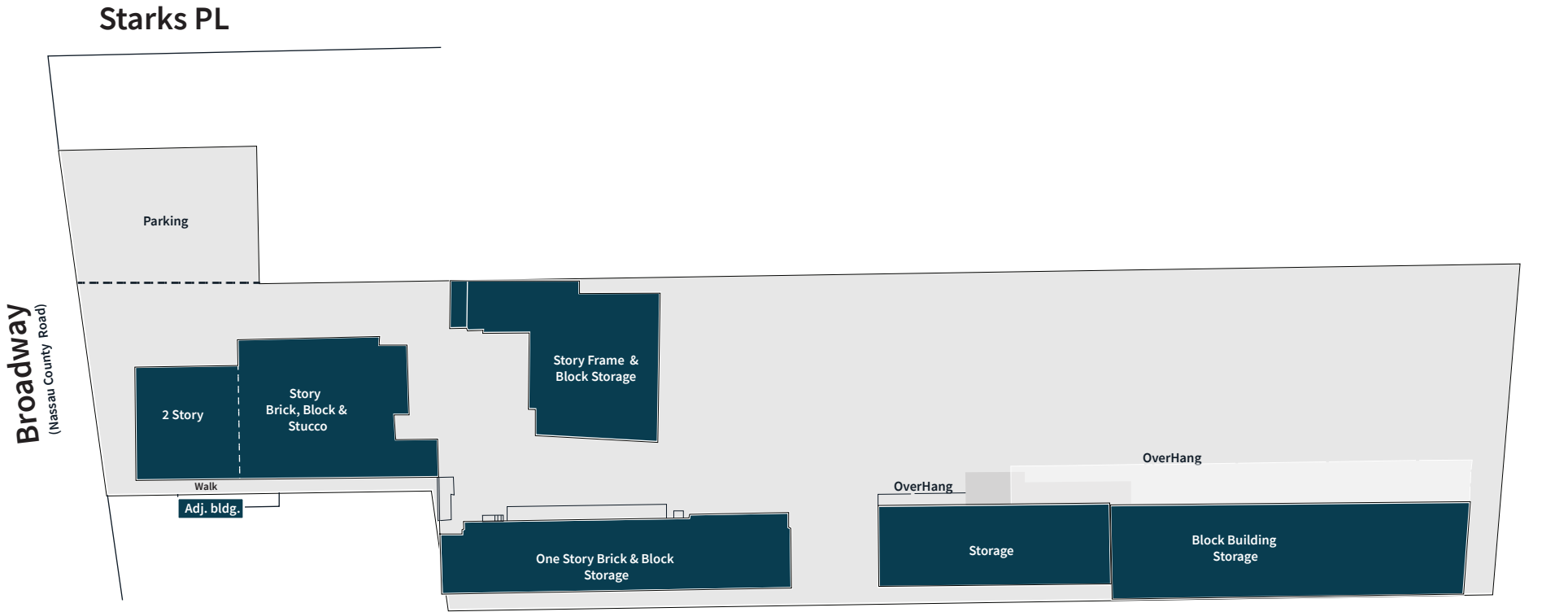
Building C	
Ceiling height	8' clear
Loading	1 van dock

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

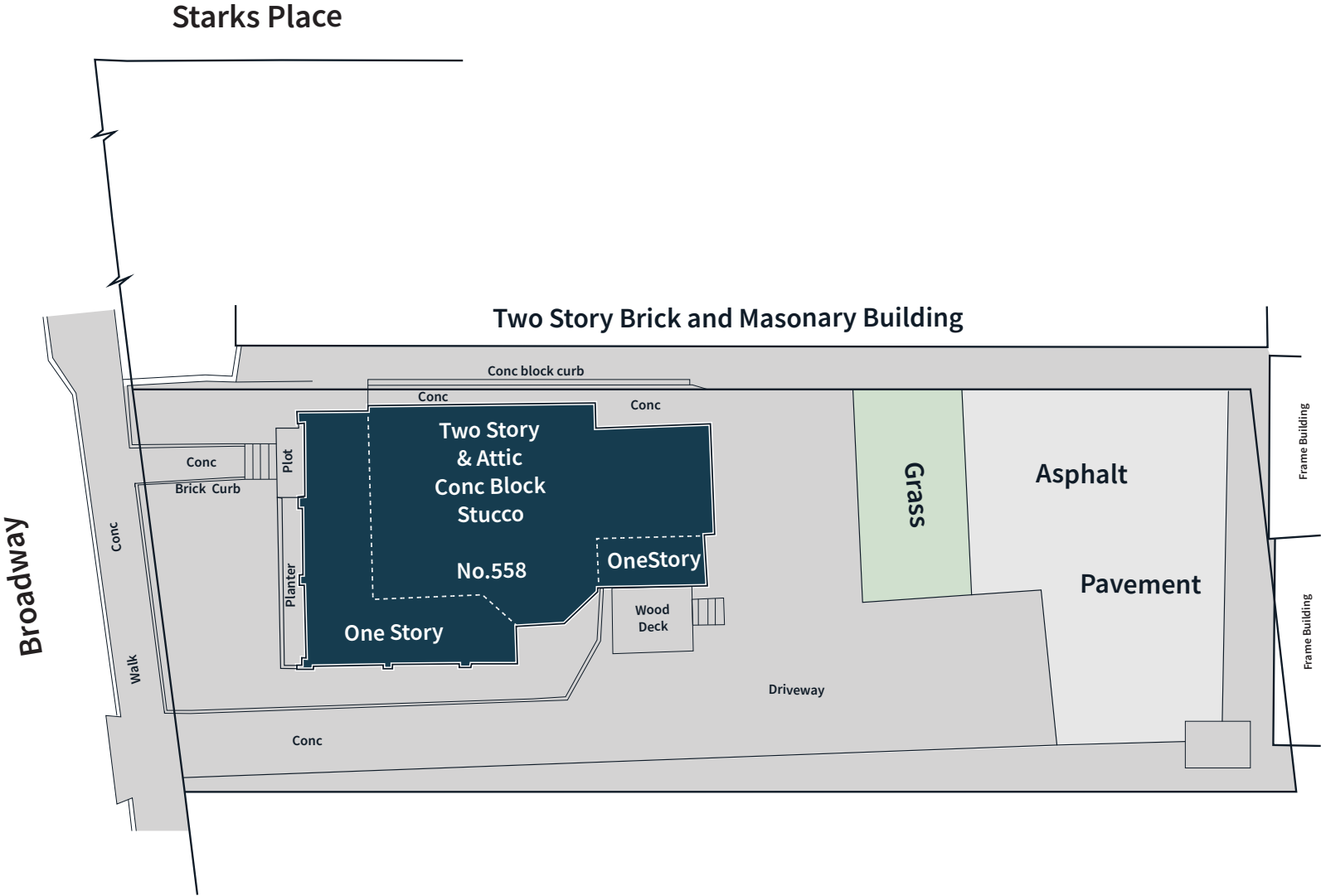
Building E	
Ceiling height	12' - 13' clear
Loading	1 drive-in, 1 loading dock

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

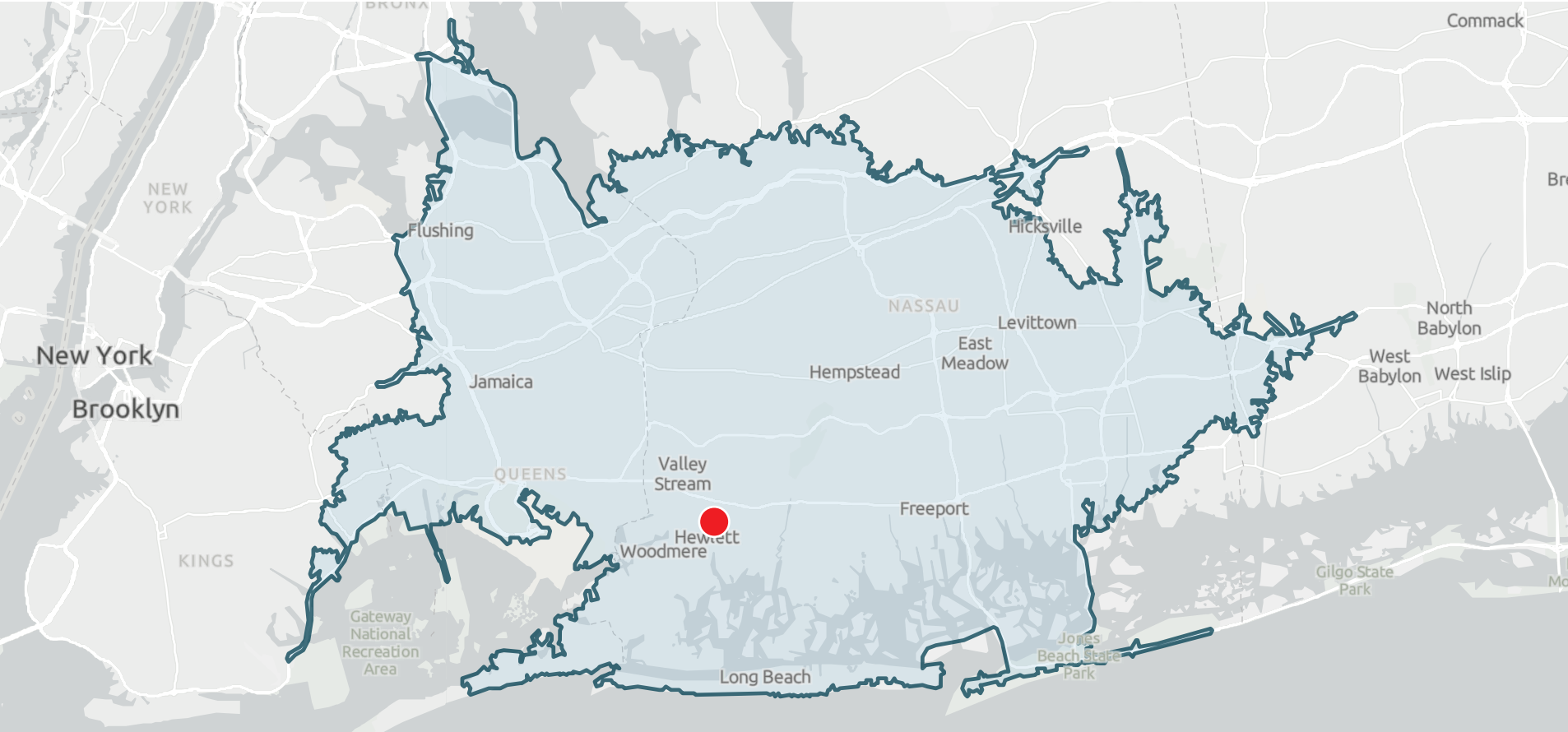
Survey - 348 Broadway



Survey - 558 Broadway



Demographics



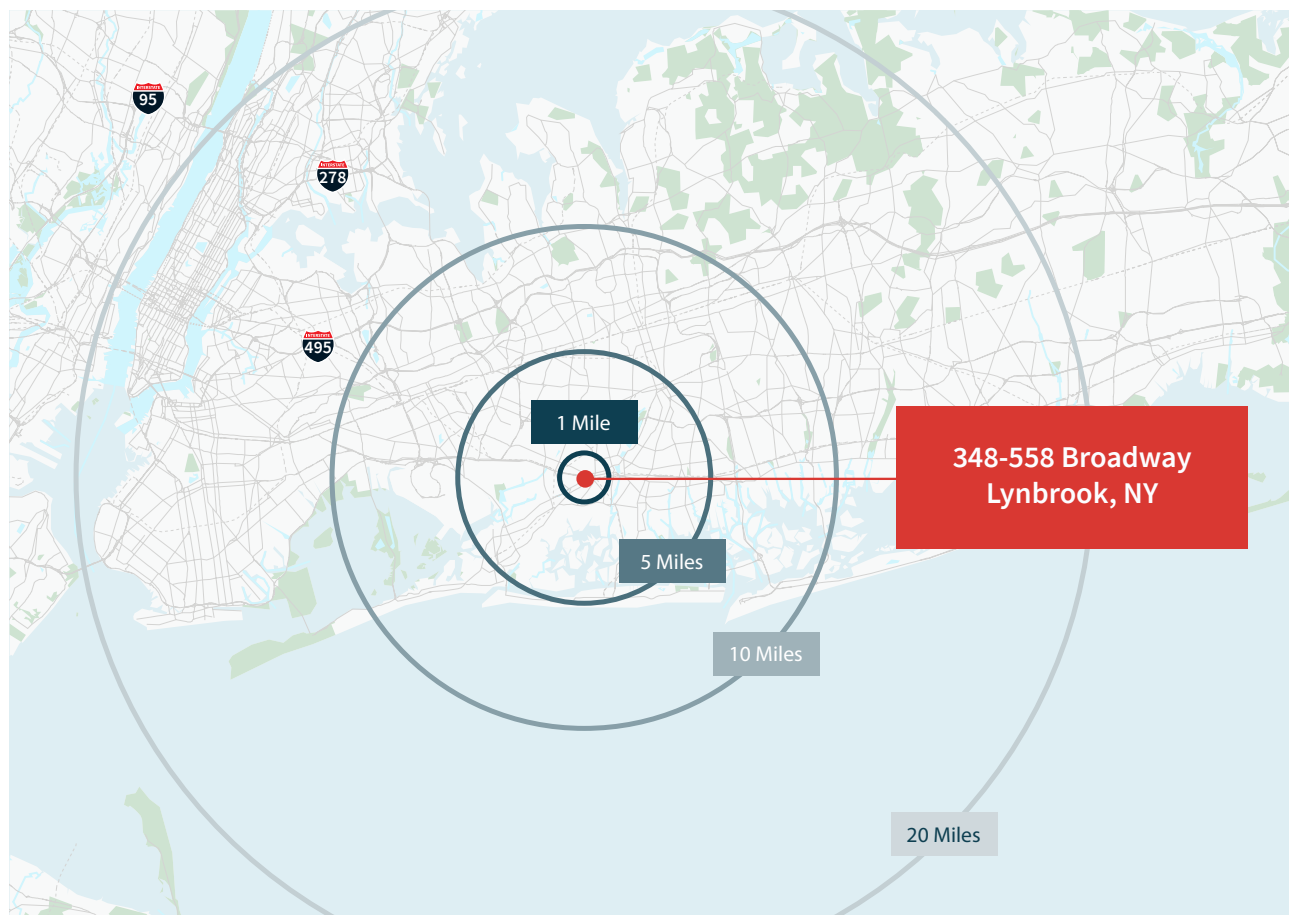
30-minute drive time statistics

Total population	Warehouse workers	Median household income	Blue-collar workers	COL index
3,523,252	78,637	\$95,487	131,036	147.2

Nassau County statistics

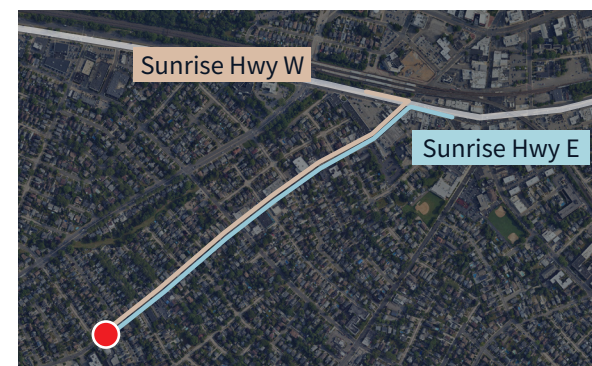
Total labor force	Unemployment rate
727,659	2.9%

Location overview



Key distances

0.6 Miles to Sunrise Hwy	4.5 Miles to Belt Pkwy
6.7 Miles to Queens	10.7 Miles to Brooklyn
14.5 Miles to I-495	21.6 Miles to Manhattan
0.6 Miles to LIRR - Lynbrook	6.1 Miles to JFK Airport



Exclusive agents

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