

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	
Occupancy	Immediate	
Lease price	Please inquire	
Taxes	\$123,410.19 (± \$4.11 PSF)	
Insurance	± \$0.29 PSF	
Sale price	*MAJOR PRICE REDUCTION* \$7,950,000 \$6,950,000	
558 Broadway		
Space notes	Fully occupied legal 2-family homeIncluded in sale price	
Taxes	\$20,347.60	
Plot size	Approx. 0.13 acres	







Property photos



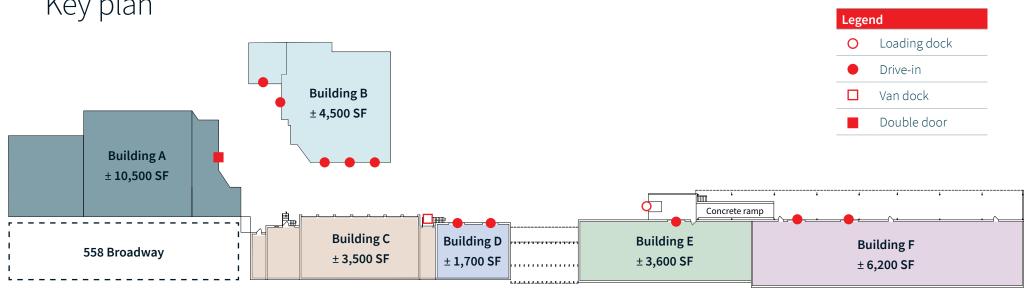






348-558 Broadway / Lynbrook

Key plan



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

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

: 8' clear	
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

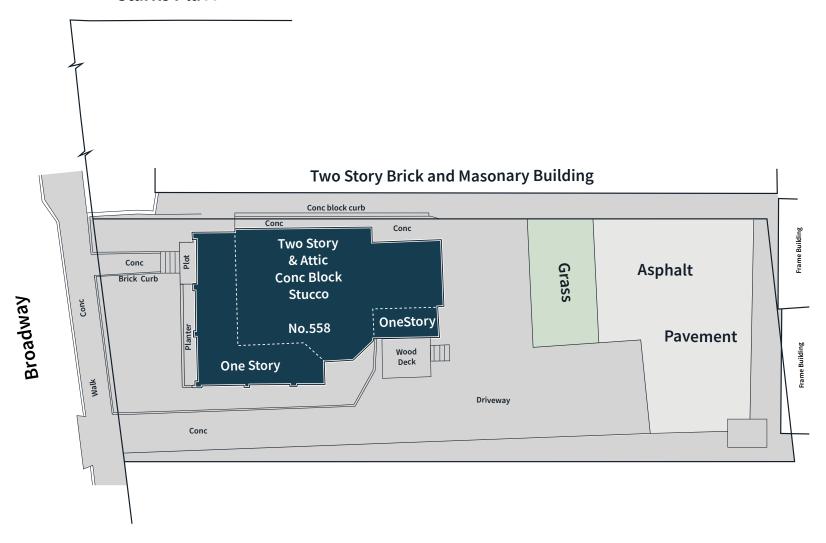
Survey - 348 Broadway

Starks PL Parking Parking Story Frame & Block Storage Block Storage OverHang One Story Brick & Block Storage Storage Storage Storage Storage

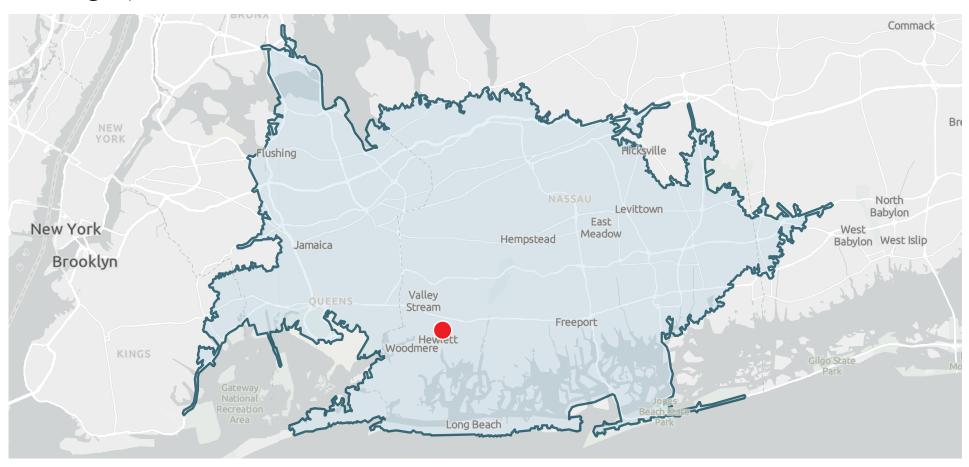


Survey - 558 Broadway

Starks Place



Demographics



30-minute drive time statistics

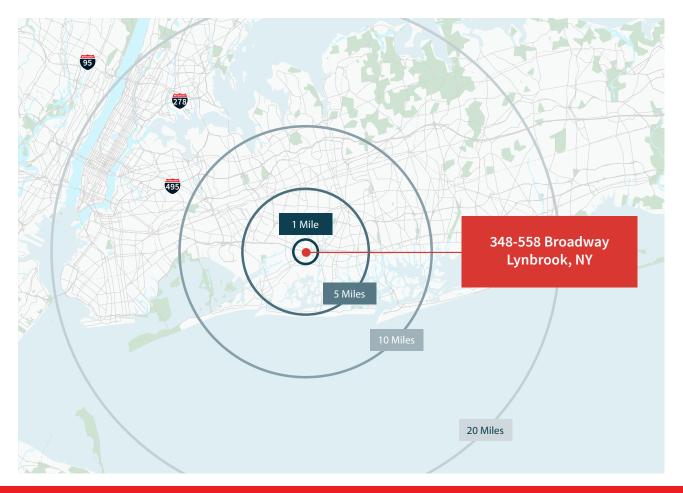


Nassau County statistics





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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