

# 485 S. Broadway

HICKSVILLE, NY 11801

## Building Specs

**123,695 sq. ft.**  
BUILDING SIZE

**5.0**  
ACRES

**19'**  
CLEAR HEIGHT

**81,631**  
SQ. FT. AVAILABLE

**30'-6" X 32'-8"**  
COLUMN SPACING

**2,400**  
POWER AMPS

## Features

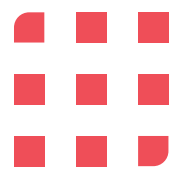
**Ideal for small-box users with a wide range of unit sizes.**

**Nassau County location with proximity to LIE**

**Completed & Planned Improvements:**

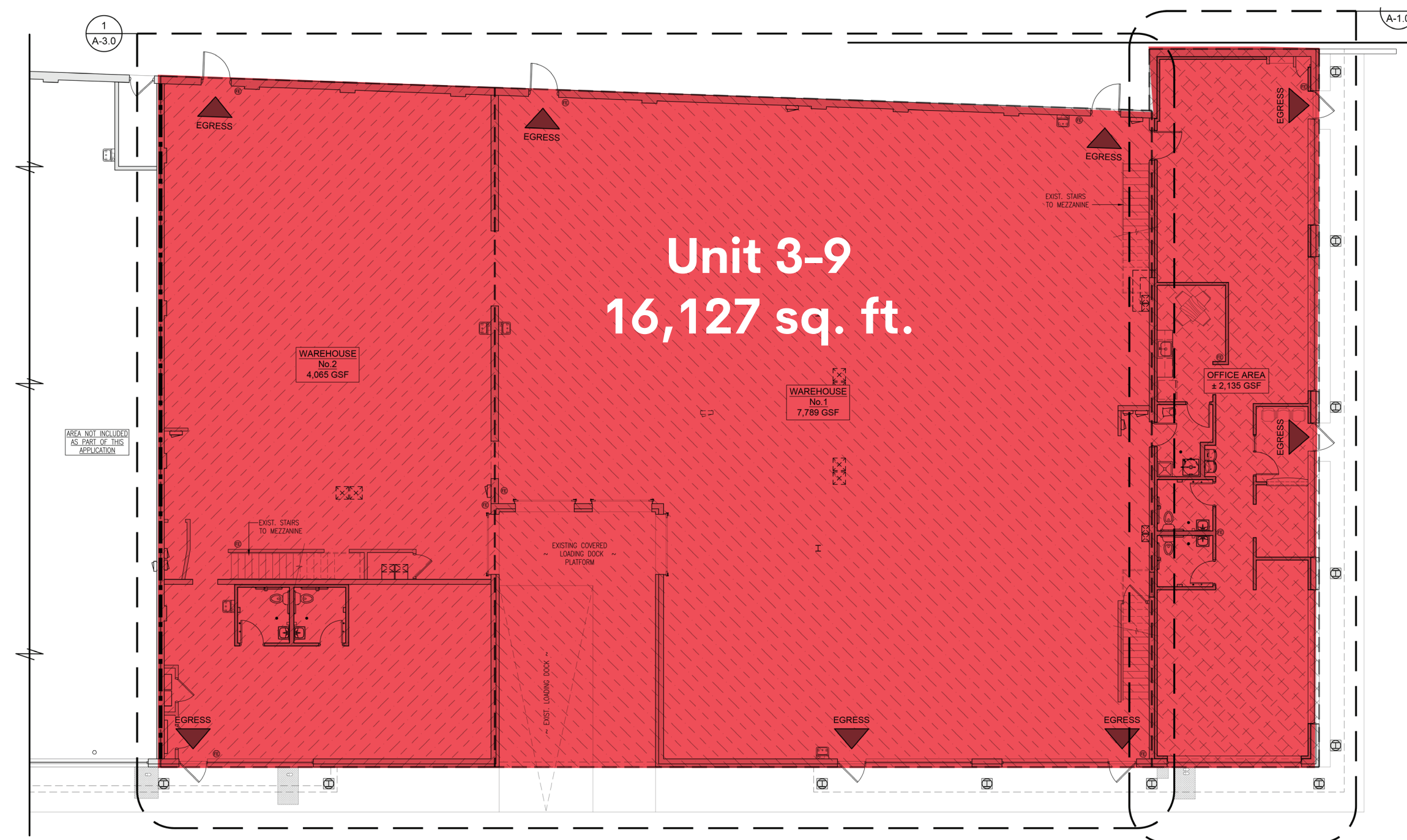
- New white TPO roof
- Exterior facade work
- Extensive site improvements





# Unit Specifications

Units Available	3-9
Available Sq. Ft.	16,127
Office Sq. Ft.	2,229
Dock Doors	2
Power	600 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

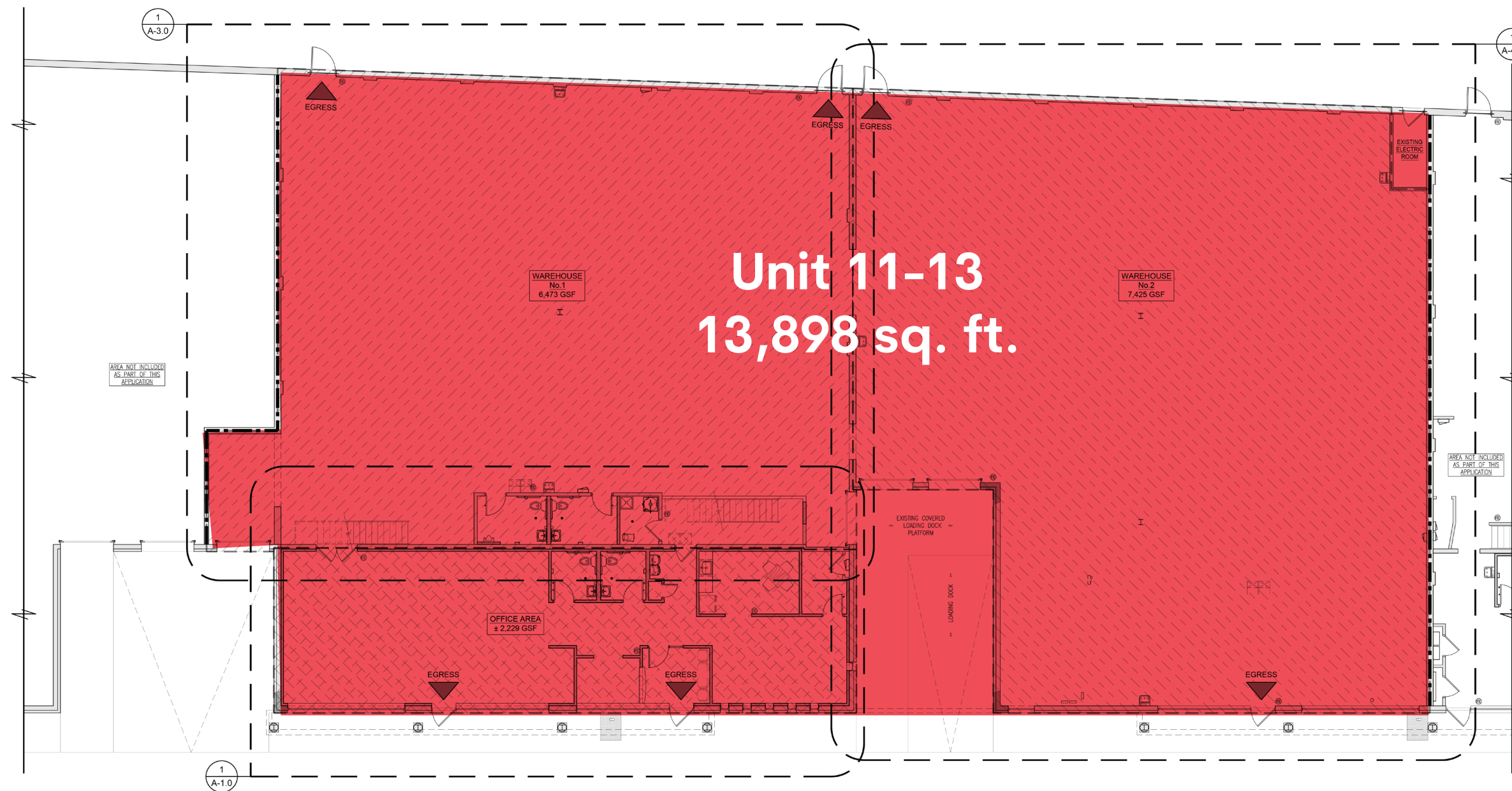
 **2**  
Dock Doors

 **600**  
Amps

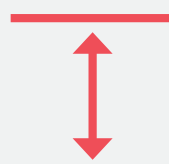


# Unit Specifications

Units Available	11-13
Available Sq. Ft.	13,898
Office Sq. Ft.	2,229
Dock Doors	2
Power	550 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

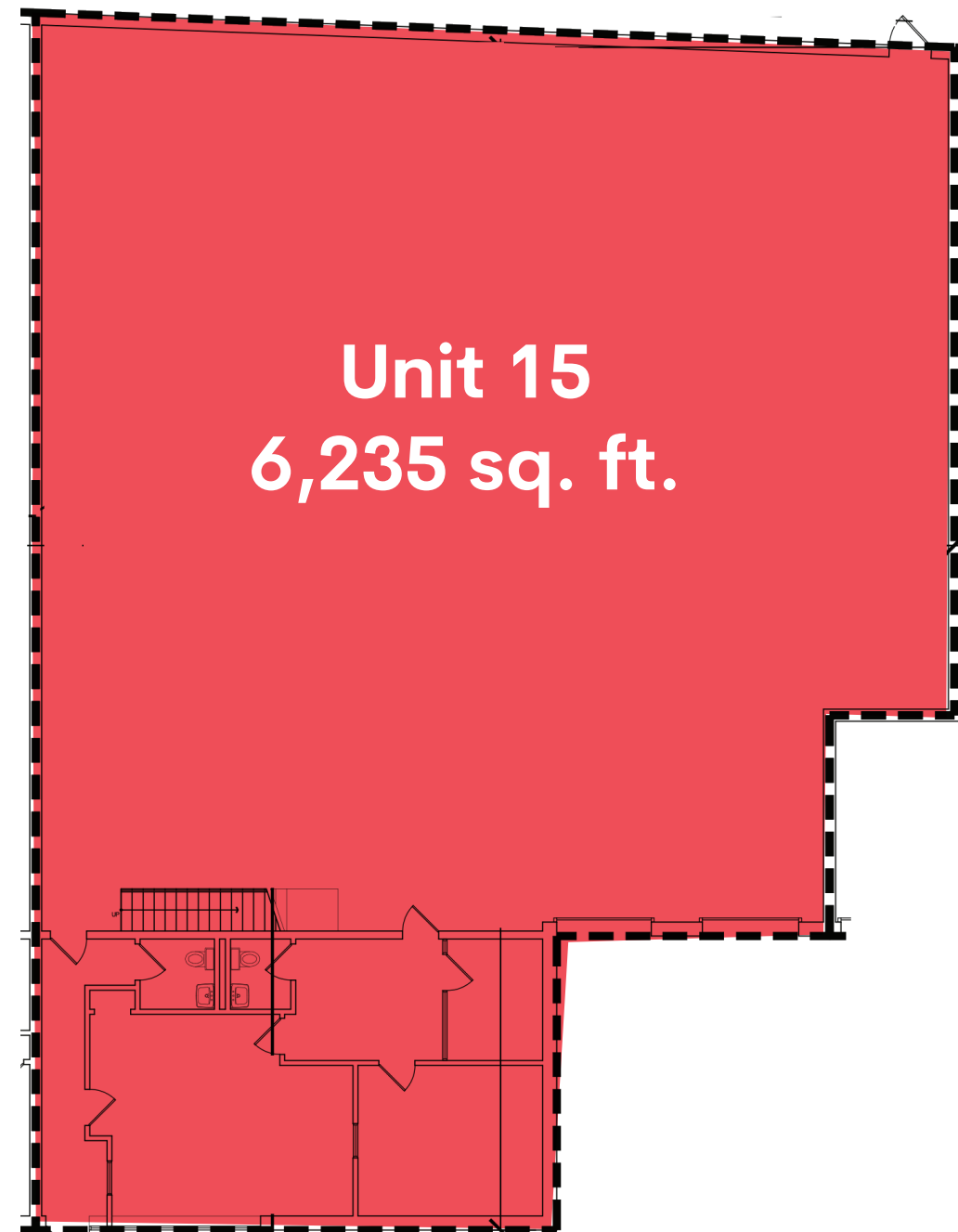
 **2**  
Dock Doors

 **550**  
Amps



# Unit Specifications

Units Available	15
Available Sq. Ft.	6,235
Office Sq. Ft.	950
Dock Doors	2
Power	150 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

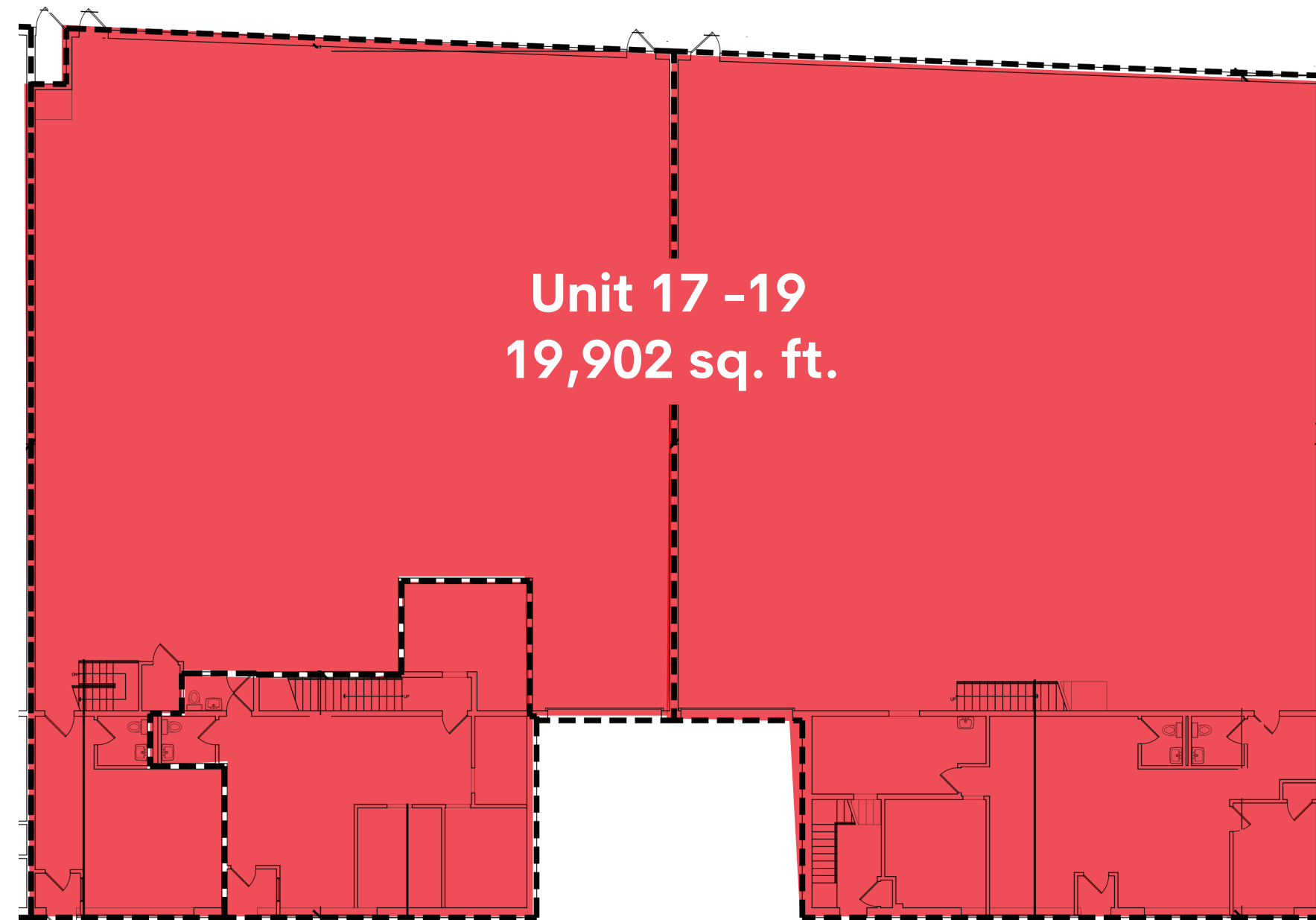
 **2**  
Dock Doors

 **150**  
Amps



# Unit Specifications

Units Available	17-19
Available Sq. Ft.	19,902
Office Sq. Ft.	2,679
Dock Doors	2
Power	450 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

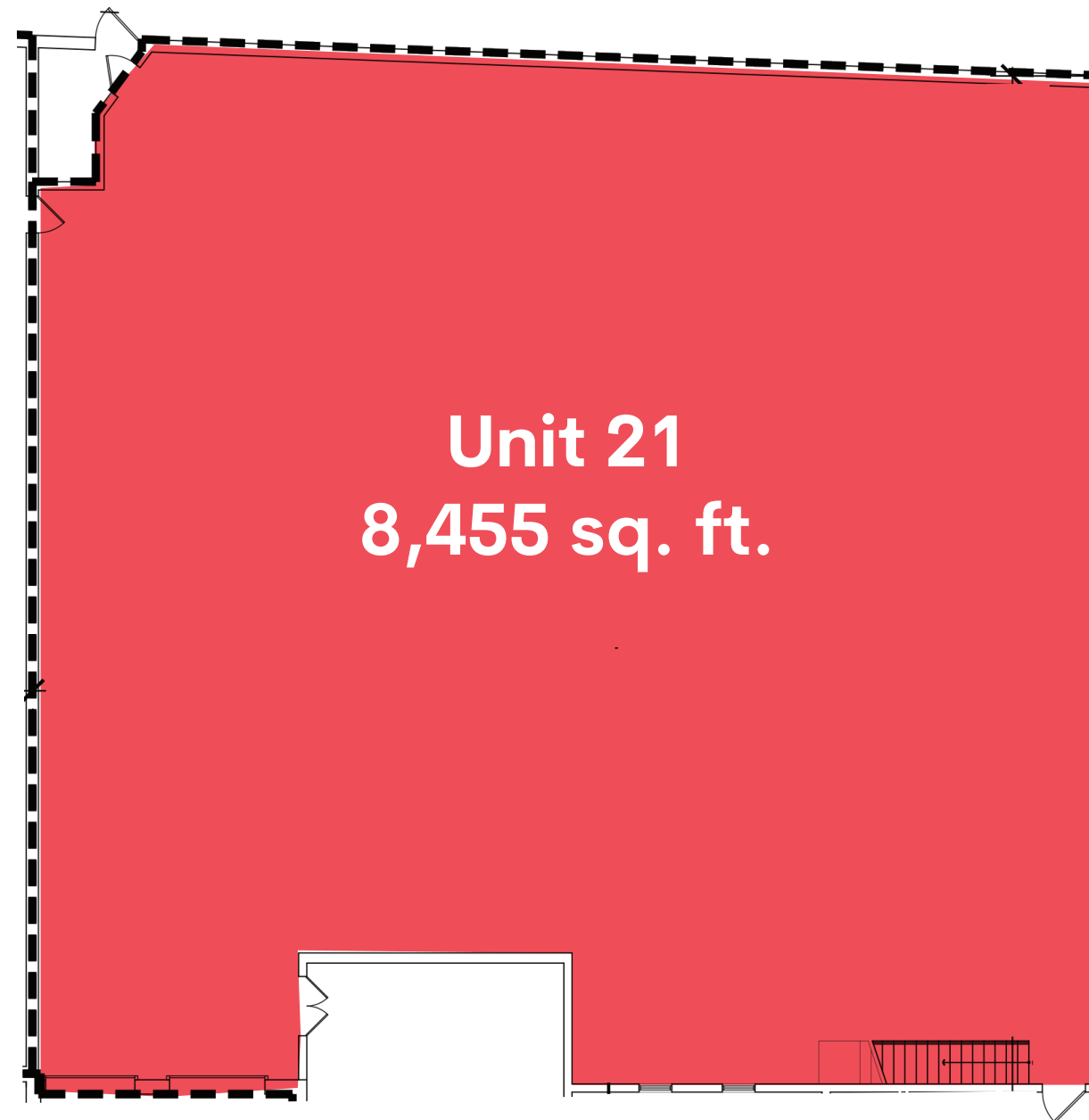
 **2**  
Dock Doors

 **450**  
Amps



# Unit Specifications

Units Available	21
Available Sq. Ft.	8,455
Office Sq. Ft.	1,495
Dock Doors	2
Power	200 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

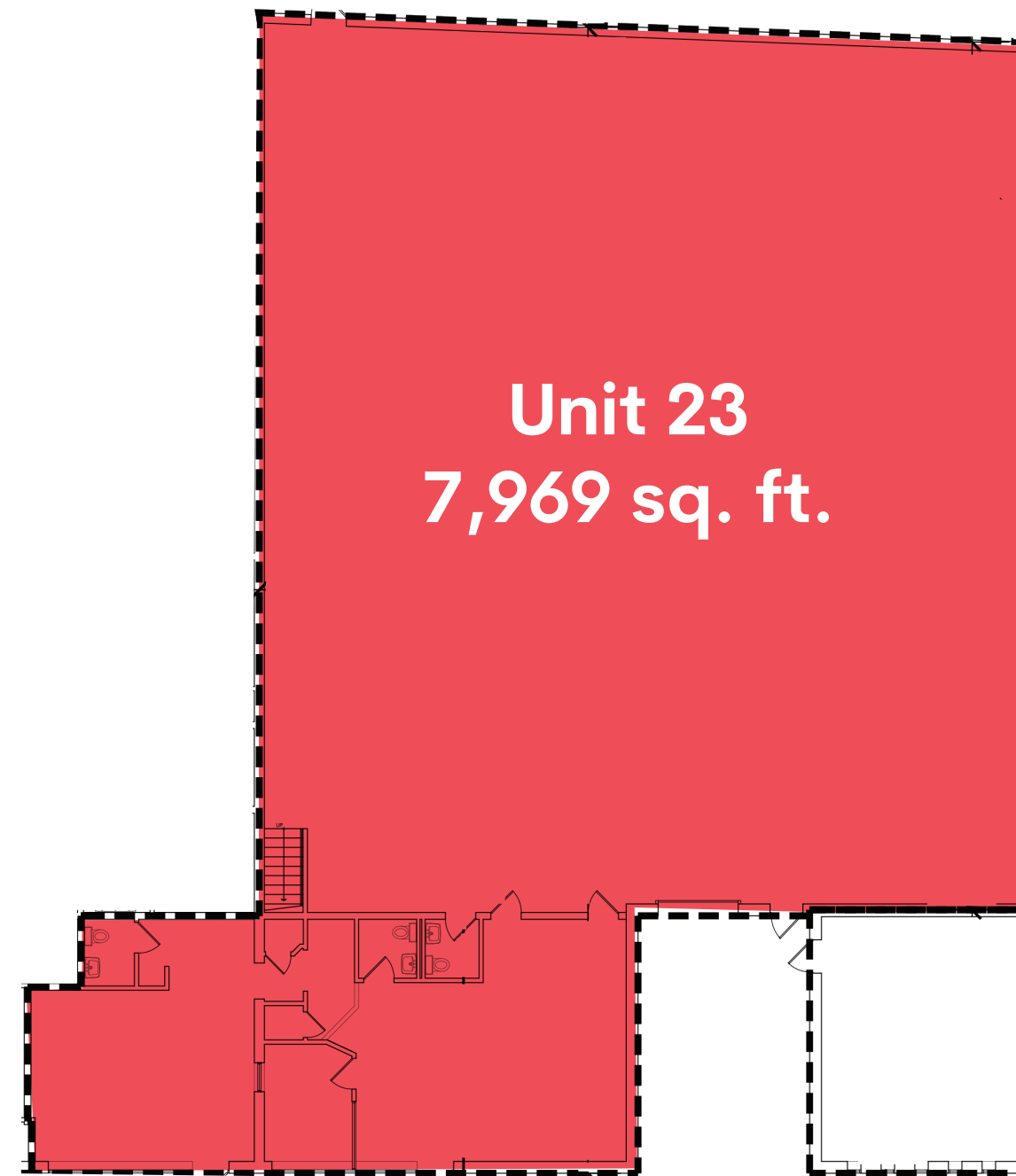
 **2**  
Dock Doors

 **200**  
Amps



# Unit Specifications

Units Available	23
Available Sq. Ft.	7,969
Office Sq. Ft.	1,337
Dock Doors	1
Power	200 amps



 **238**  
Automobile  
Parking

 **19'**  
Clear  
Height

 **30' x 32'**  
Column  
Spacing

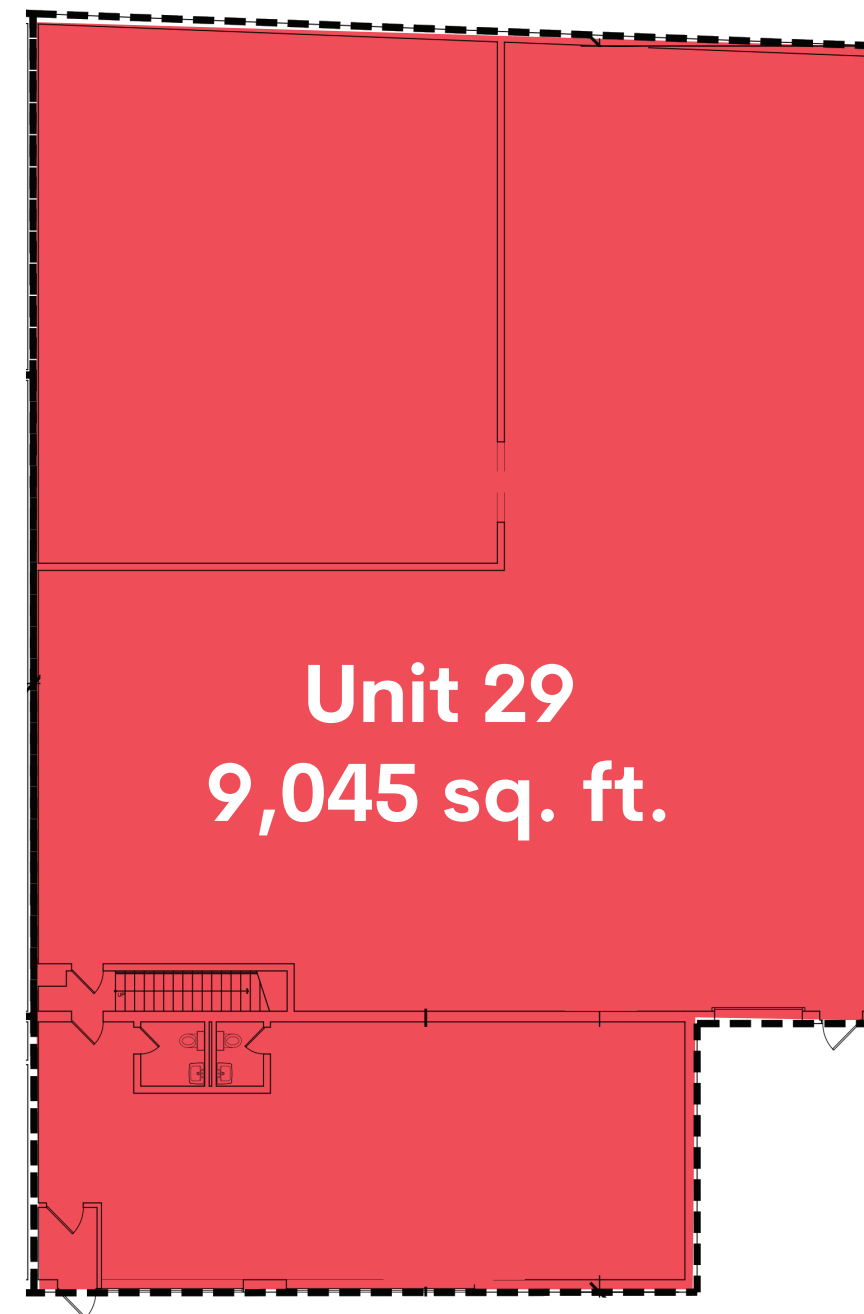
 **1**  
Dock Door

 **200**  
Amps



# Unit Specifications

Units Available	29
Available Sq. Ft.	9,045
Office Sq. Ft.	1,587
Dock Doors	1
Power	200 amps



 **238**  
Automobile  
Parking

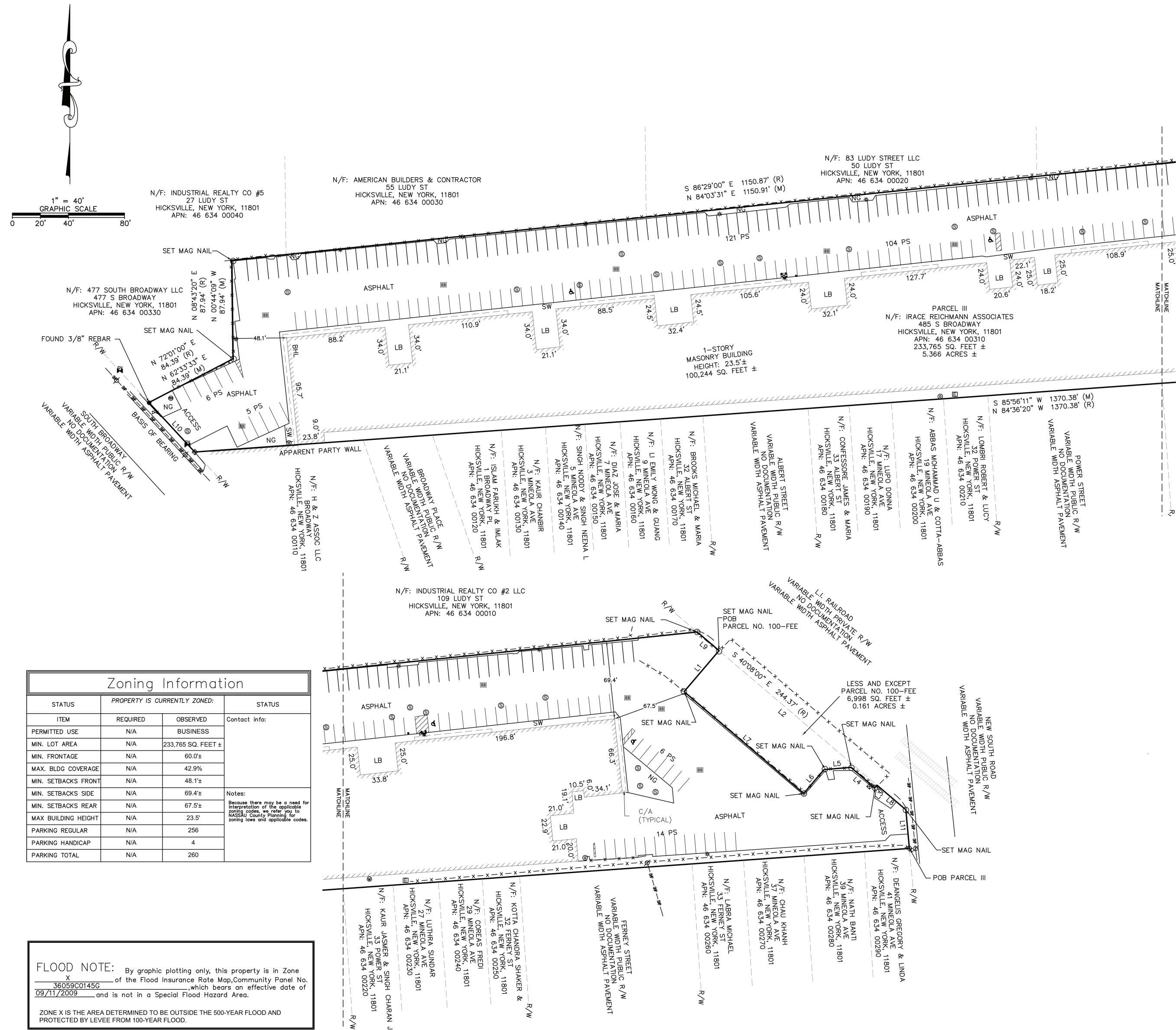
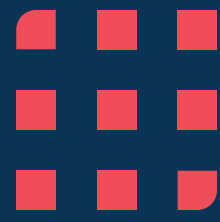
 **19'**  
Clear  
Height

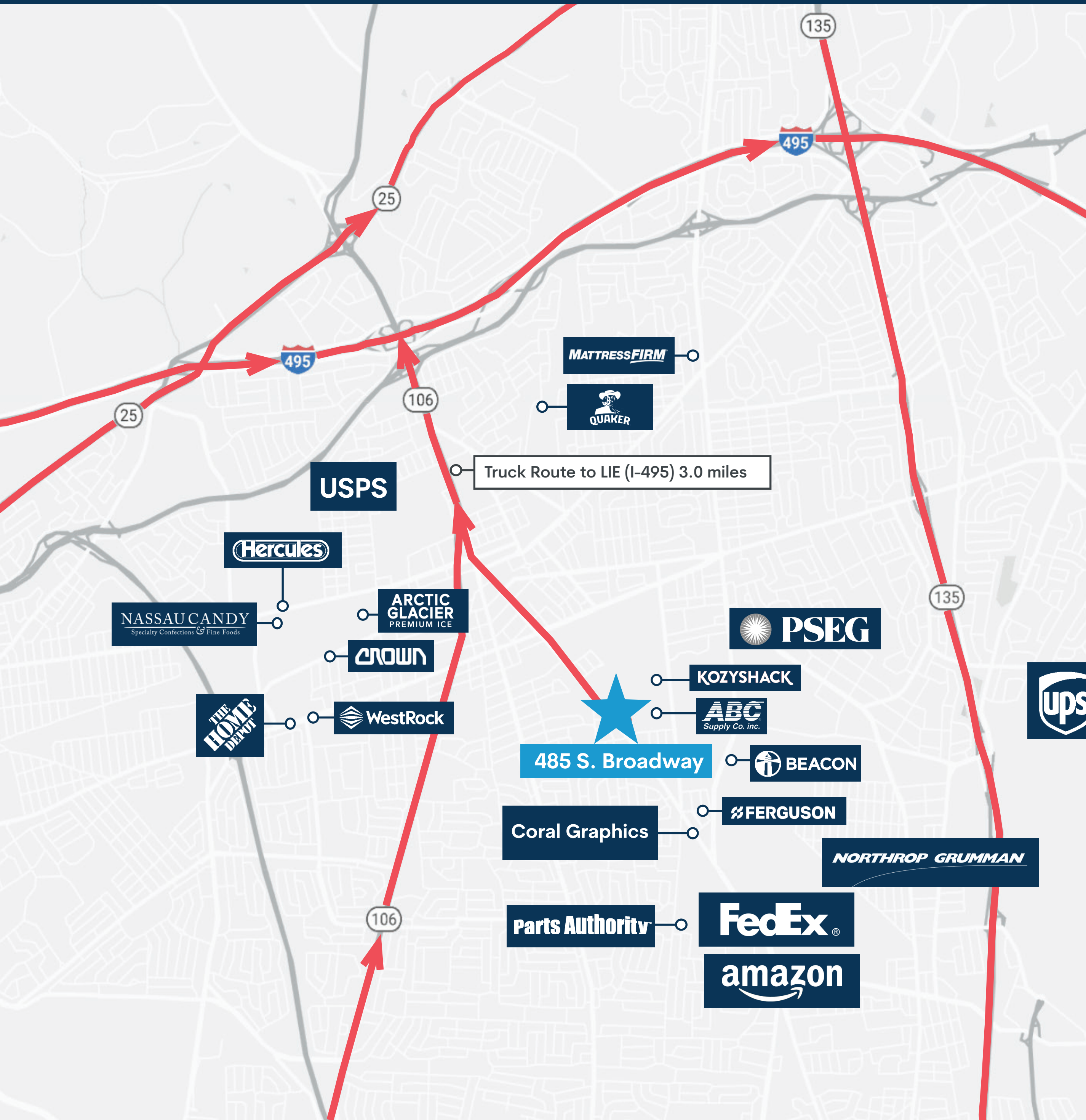
 **30' x 32'**  
Column  
Spacing

 **1**  
Dock Door

 **200**  
Amps







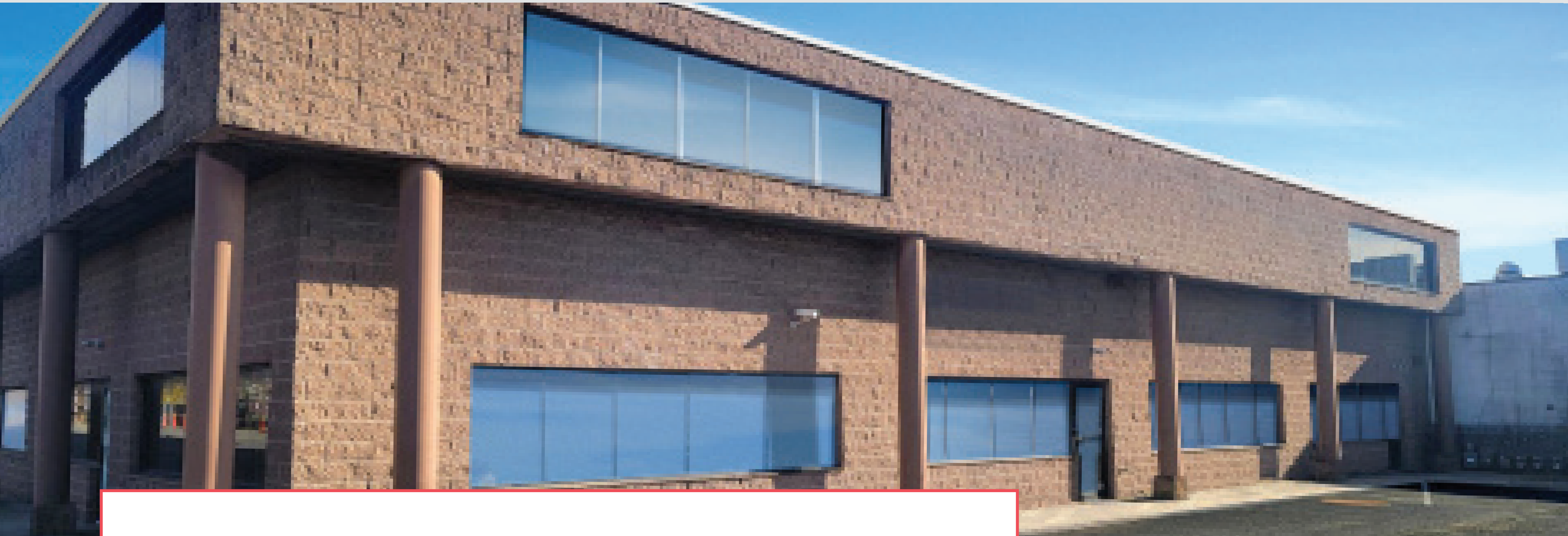
## Key Distances

Long Island Expressway	3.0 miles
Interstate 495 (Truck Route)	
Republic Airport	7.0 miles
Clearview Expressway	19.0 miles
Interstate 295	
JFK Int'l Airport	22.2 miles
Interstate 678	24.1 miles
Queens Midtown Tunnel	27.0 miles
Long Island MacArthur Airport	27.7 miles
Brooklyn	30.3 miles
Interstate 278	31.5 miles
Interstate 95 (Bruckner Blvd Bronx)	31.9 miles
Newark Liberty Int'l Airport	51.6 miles



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## Leasing Contacts



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