

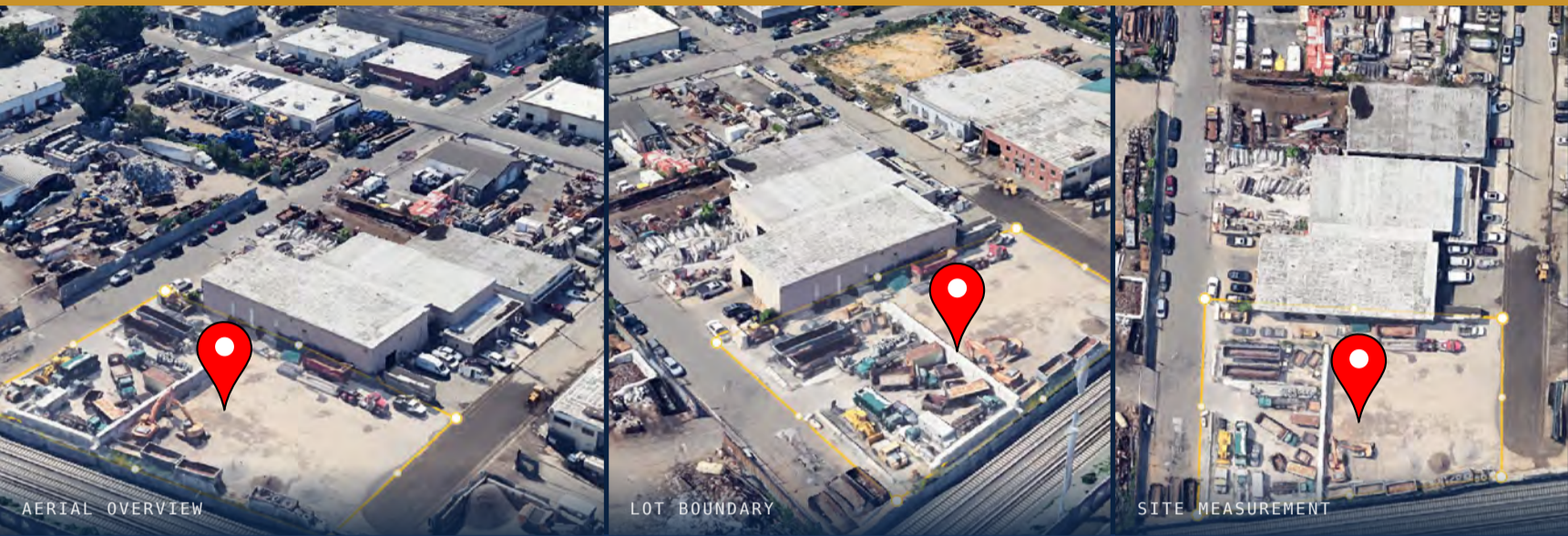
• NOW AVAILABLE FOR LEASE

128 Magnolia Ave

Westbury, New York · Industrial Outdoor Storage Lot

PROPERTY TYPE
Industrial Outdoor Lot

Marcus & Millichap
THE TUCCILLO GROUP



AERIAL OVERVIEW

LOT BOUNDARY

SITE MEASUREMENT

TOTAL AREA
30,000
Approx. Square Feet

MIN. DIVISIBLE
10,000
Approx. Square Feet

LOADING DOCKS
2
Outdoor Drive-In Docks

AVAILABILITY
Immediate
Ready for Occupancy

PROPERTY OVERVIEW

Prime Industrial Outdoor Storage Opportunity

A rare opportunity to lease a large, open-grade industrial yard in the heart of Westbury's established industrial corridor. This property offers outstanding access for heavy equipment, fleet vehicles, construction materials, and large-scale outdoor storage operations. The site features two outdoor loading docks, making it immediately functional for freight, distribution, or staging uses. Available as a full approx. 30,000 SF lot or divisible into approx. 10,000 and 20,000 SF configurations.

PROPERTY FEATURES

- ✓ Approx. 30,000 SF of level, open outdoor yard — fully flexible for any industrial use
- ✓ 2 outdoor loading docks — ideal for freight delivery, container drops & distribution
- ✓ Convenient access for trucks, heavy machinery, oversized vehicles & equipment staging
- ✓ Established industrial neighborhood — compatible neighboring uses throughout
- ✓ Flexible lease terms — full lot or divisible to suit your operational footprint

LEASE OPTIONS

SUITE A Approx. 20,000 Square Feet	SUITE B Approx. 10,000 Square Feet	BEST VALUE FULL LOT Approx. 30,000 Square Feet
--	--	--

ASKING RENT

Contact for Pricing

Competitive rates · Flexible terms

Exclusive Listing Brokers

For tours, pricing & leasing inquiries, contact:

Anthony Cerrone

MARCUS & MILLICHAP

DIRECT
(646) 805-1474

EMAIL
Anthony.Cerrone@marcusmillichap.com

Michael Tuccillo

MARCUS & MILLICHAP

DIRECT
(212) 430-5196

EMAIL
Michael.Tuccillo@marcusmillichap.com

LOCATION HIGHLIGHTS

- Direct access from Magnolia Ave & Garden St
- Minutes to Hempstead Tpke & Jericho Tpke
- Near Meadowbrook Pkwy & Route 107
- Nassau County industrial zone

IDEAL USES

- AUTO / FLEET
- CONTRACTOR YARD
- MATERIALS STORAGE
- EQUIPMENT STAGING
- LOGISTICS
- DISTRIBUTION

EXCLUSIVELY LISTED BY

Marcus & Millichap
THE TUCCILLO GROUP

Space Division Floor Plan

Property divisible into two configurations to suit your operational needs

TOTAL AVAILABLE

Approx.
30,000
SQ FT

Marcus & Millichap
THE TUCCILLO GROUP

SITE DIVISION RENDERING – SCHEMATIC ONLY



SUITE A · MAGNOLIA AVE SIDE

North Section

Approx.

20,000

Square Feet

Approx. dimensions: 150 × 140 ft

- Magnolia Ave street frontage & access
- Open yard — flexible layout
- Can be combined with Suite B

SUITE B · GARDEN ST SIDE

South Section

Approx.

10,000

Square Feet

Approx. dimensions: 150 × 70 ft

- Garden St frontage access
- 2 outdoor loading docks
- Ideal for heavy equipment & storage

OR LEASE BOTH SUITES

Approx.

30,000 SF

Full lot · Best value · Single tenant

Note: Division plan is schematic and for illustrative purposes only. All square footages are approximate. Exact demising lines, dimensions, and access configurations are subject to landlord approval and lease negotiation. Tenant to conduct independent due diligence prior to executing a lease.

EXCLUSIVELY LISTED BY

Marcus & Millichap
THE TUCCILLO GROUP

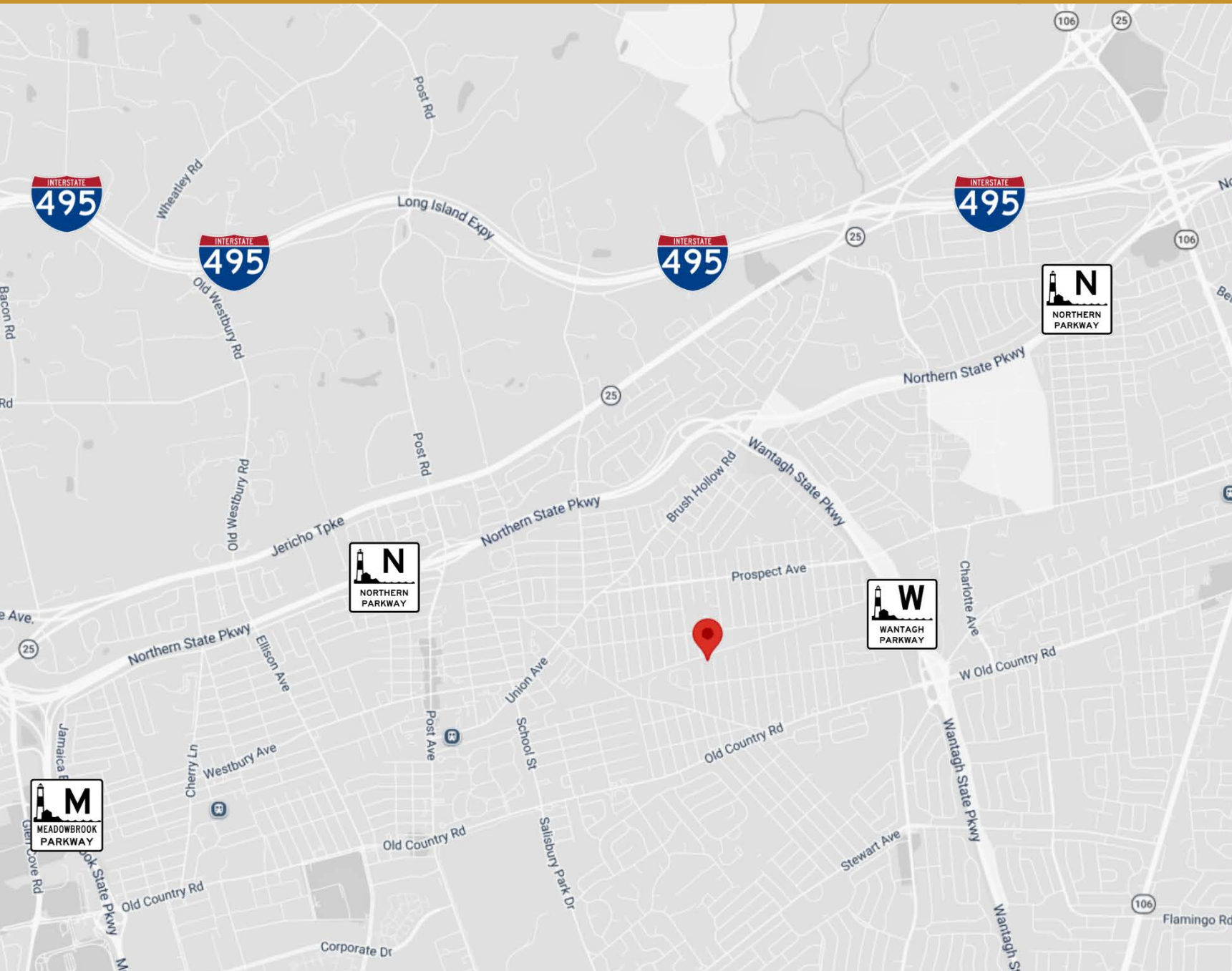
Aerial Map

Property divisible into two configurations to suit your operational needs

TOTAL AVAILABLE

Approx.
30,000
SQ FT

Marcus & Millichap
THE TUCCILLO GROUP



EXCLUSIVELY LISTED BY

Marcus & Millichap
THE TUCCILLO GROUP