

Inwood NY 11096

81 SHERIDAN BLVD

Prime Industrial Opportunity

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EXECUTIVE SUMMARY

Prime Industrial Opportunity



Tripoint Real Estate is pleased to exclusively represent **81 Sheridan Blvd, Inwood, NY 11096**, a versatile industrial/commercial property located in the Long Island market within Nassau County.

The property consists of approximately **9,350 square feet** on a **0.15-acre lot** and is zoned **IN1**, allowing for a range of industrial and commercial uses. The asset appears well-suited for light industrial, warehouse, storage, distribution, event-related operations, or service-oriented users. The site also benefits from proximity to major transportation corridors in Inwood.

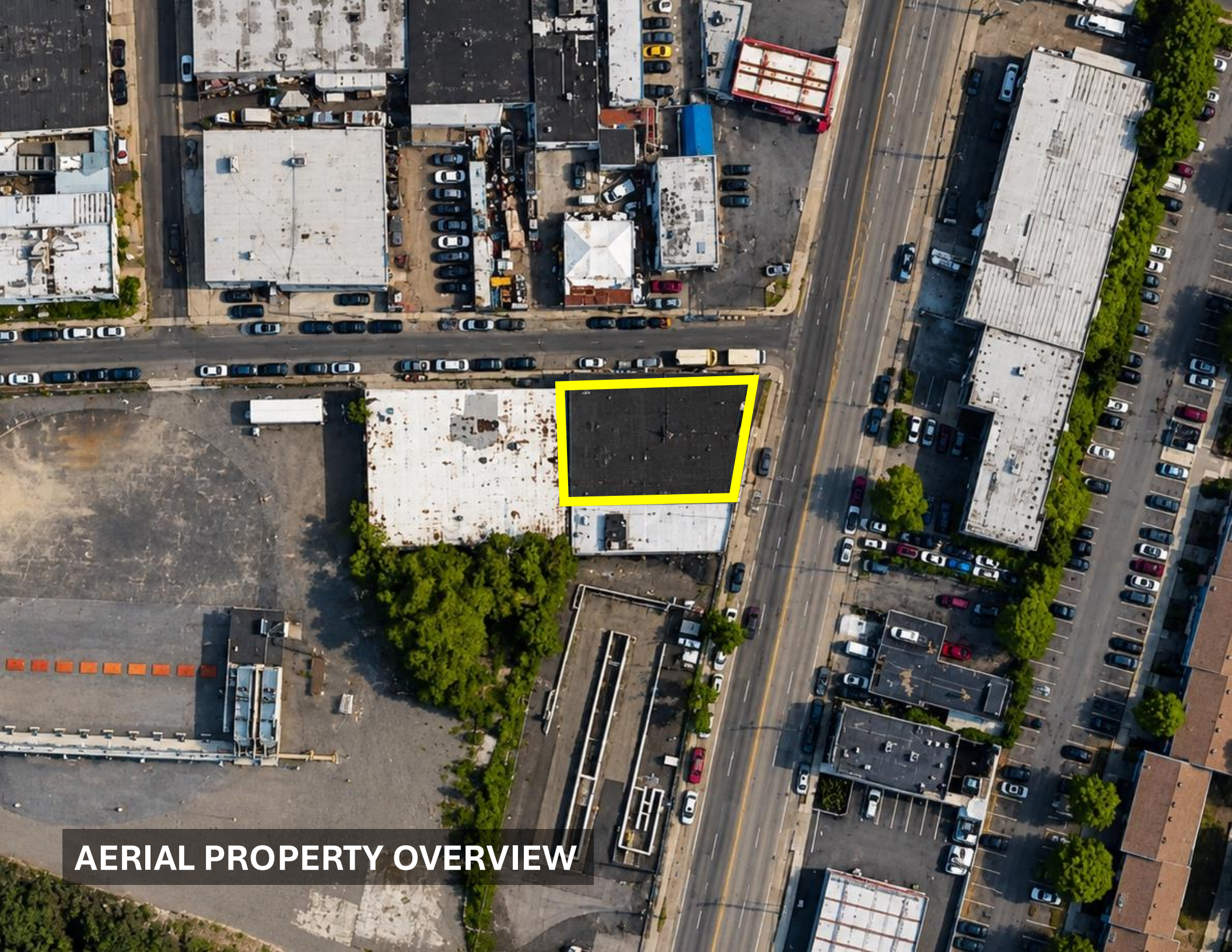


PROPERTY SUMMARY

81 Sheridan Blvd, Inwood

Total Building Size:	± 9,350 SF
Lot Size:	± 0.15 AC
Drive Ins:	1
Clear Height:	± 15'
Zoning:	IN1
Taxes:	± \$25,741
Sale Price:	\$2,700,000

The property benefits from its strategic positioning near major transportation infrastructure, including close proximity to **JFK Airport**, the **Nassau Expressway (NY-878)**, and the **Belt Parkway**, providing efficient connectivity to Queens, Brooklyn, and the broader NYC metropolitan area.



AERIAL PROPERTY OVERVIEW



INDUSTRIAL STORAGE & WAREHOUSE INTERIOR

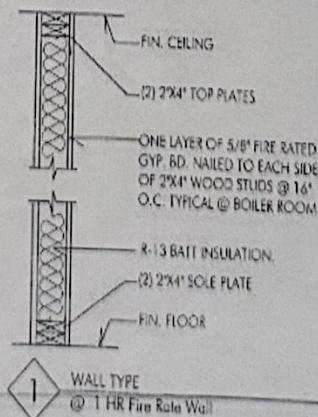
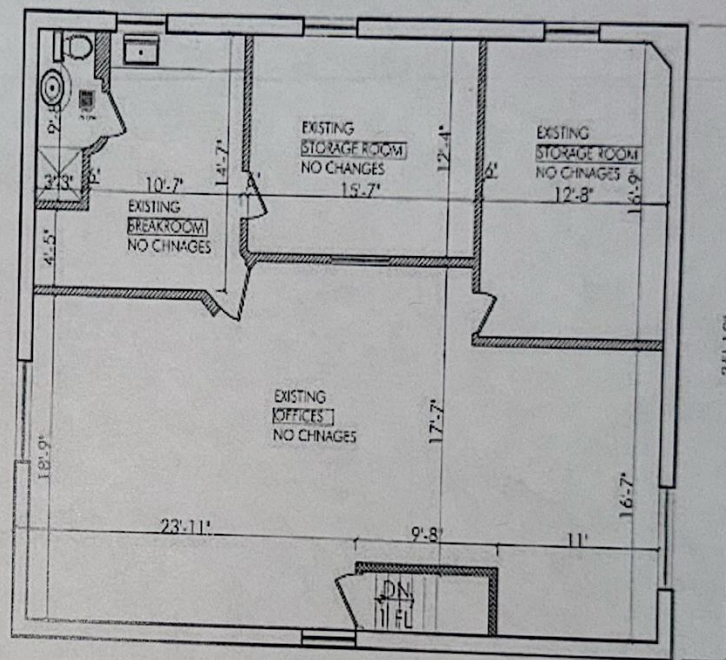


WAREHOUSE STORAGE AREA



FLEX / OFFICE AREA

EXISTING SECOND FLOOR PLAN
ESC: 1/8"=1'-0"



LEGEND	
	EXISTING WALL TO REMAIN
	TO BE REMOVED
	NEW 2 HR. F.R. WALL
	NYC APPROVED CARBON MONOXIDE & SMOKE DETECTOR
	SWITCH ACTIVATED EXHAUST FAN AT

CONSULTANT
CITY WIDE ENGINEERING, P.C.
LIC. # 061337
159-03 HILLSIDE AVE. 2 FL.
JAMAICA, NY 11432
TEL: (718) 206-4202
FAX: (718) 206-4203

OWNER
STAR PARTY RENTALS
81 SHERIDAN BLVD.
INWOOD, NY 11557

SPECIAL INSPECTIONS
PROPERTY INFORMATION
BLOCK: 1
LOT: 8, 9, 10
SECTION 40

SCOPE OF WORK
1. REQUEST NEW CoFO FOR EXISTING WAREHOUSE - NO PHYSICAL WORK TO BE DONE

SIGN & SEAL OF NEW YORK

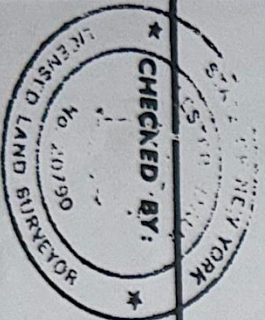
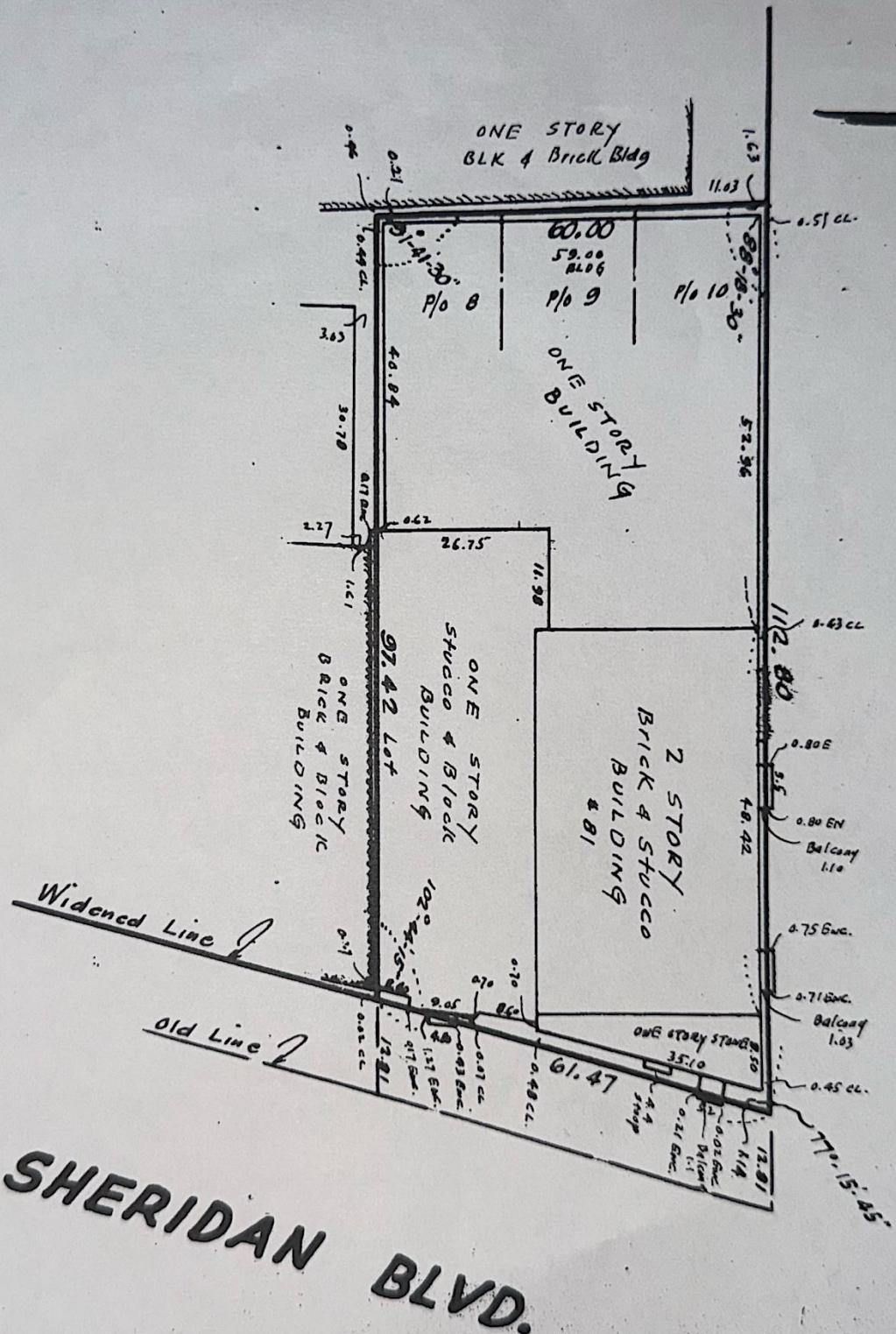
PLAN EXAMINER'S SEAL
DIVISION NO. 1
DEPT. OF BUILDING
DEC 10 2014
TOWN OF HEMPSTEAD
RECEIVED
201418443

DRAWING TITLE & NUMBER
PROPOSED SECOND FLOOR PLAN
LEGEND

A-300.00 5 of 7
PLAN ID #

RECEIVED
AUG 26 1969
HEARING OF

NASSA APPLICANT'S EXHIBIT
AVE.



LESTER MALM

LAND SURVEYOR

417 HEMPSTEAD AVE.
WEST HEMPSTEAD, N. Y.
NASSAU COUNTY

1600 ISLIP AVE.
BRENTWOOD, N. Y.
SUFFOLK COUNTY

SECTION 40, BLOCK L

PARTS OF LOTS 8, 9, 10
SURVEY OF: MAP OF BAY KNOLL REALTY CO.
LOCATED AT: INWOOD, NASSAU CO., N. Y.
GUARANTEED TO: CHICAGO TITLE INS. CO., HOME TITLE DIVISION
MEASUREMENTS U.S. STANDARD
SCALE 1" = 20'

DATE: JUNE 14, 1969
JOB NO: 6959
BY: [Signature]
TITLE NO:

CONTACT EXCLUSIVE AGENTS

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