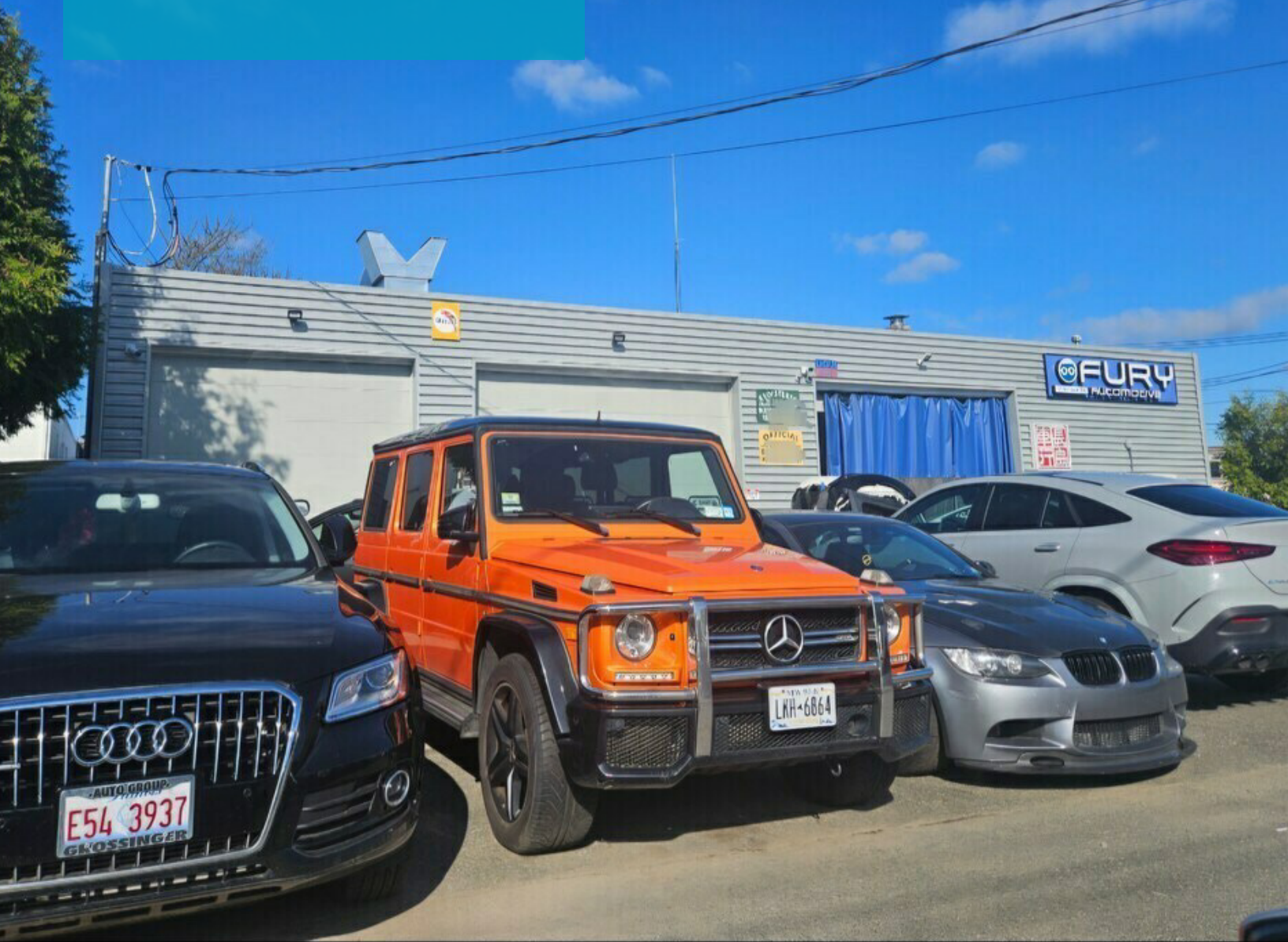


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15 Windsor Court

15 Windsor Court Mineola, NY 11501



For More Information:

HOOTAN MOEIRZADEH

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.441.2646
Hootan.Moeirzadeh@elliman.com

 **Douglas Elliman**
Commercial

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Offering Summary

Sale Price:	Subject To Offer
Building Size:	4,900 SF
Available SF:	
Lot Size:	0.18
Price / SF:	-
Cap Rate:	0.0%
NOI:	\$0

Property Overview

Strategic Acquisition: 4,900 SF Industrial/Flex Space
Mineola, NY | Premier Investment Opportunity

Secure a high-performance asset in one of Long Island's most competitive and land-constrained industrial corridors. This 4,900 SF freestanding facility offers a rare convergence of operational versatility, modern infrastructure, and a core location—perfectly positioned for the discerning investor or owner-user looking to capitalize on the region's robust industrial demand.

Asset Overview

Engineered to exceed the requirements of modern industry, this property delivers a seamless integration of high-function warehouse capacity and professional flex space:

Optimized Footprint: A substantial 4,900 SF layout meticulously designed for maximum spatial efficiency and high-volume throughput.

Operational Versatility: The open-concept, flexible interior is a "blank canvas" easily adaptable for high-precision manufacturing, specialized last-mile distribution, or a high-end corporate showroom.

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Modern Infrastructure: Equipped with contemporary systems and facilities that meet the rigorous technical standards of today's logistics and production operators.

Logistical Dominance: Positioned for rapid deployment with immediate, turnkey access to Nassau County's primary freight routes and major commercial hubs.

Investment Thesis

High-Barrier Submarket: Mineola remains a "tight" market characterized by low inventory and high demand, ensuring long-term value retention and aggressive appreciation potential.

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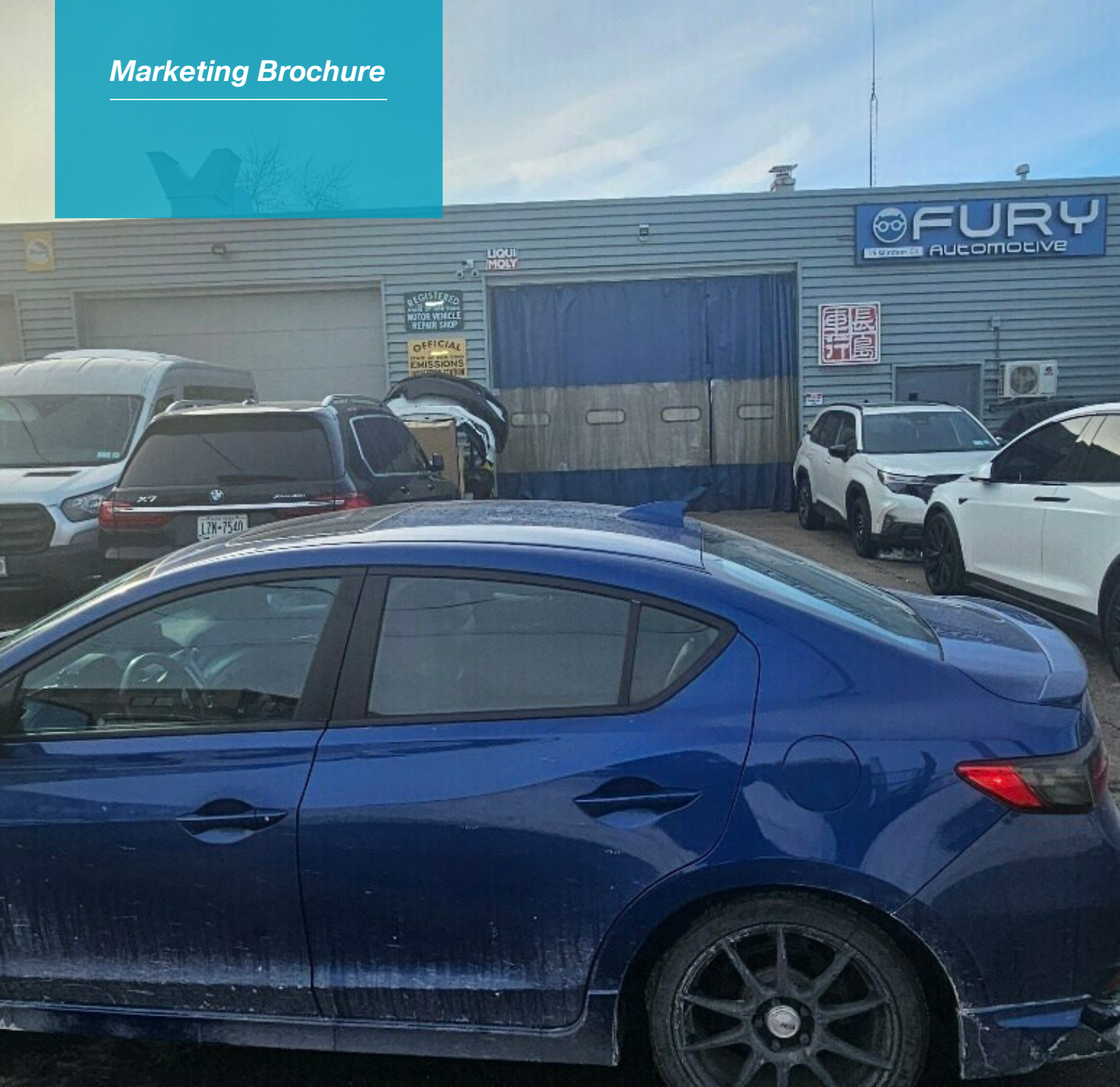
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Direct: 516.441.2646 | Cell: 516.441.2646

Douglas Elliman Commercial - Long Island

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

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