

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

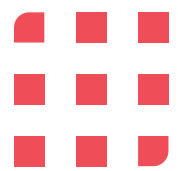
Ideal for small-box users with a wide range of unit sizes.

Nassau County location with proximity to LIE

Completed & Planned Improvements:

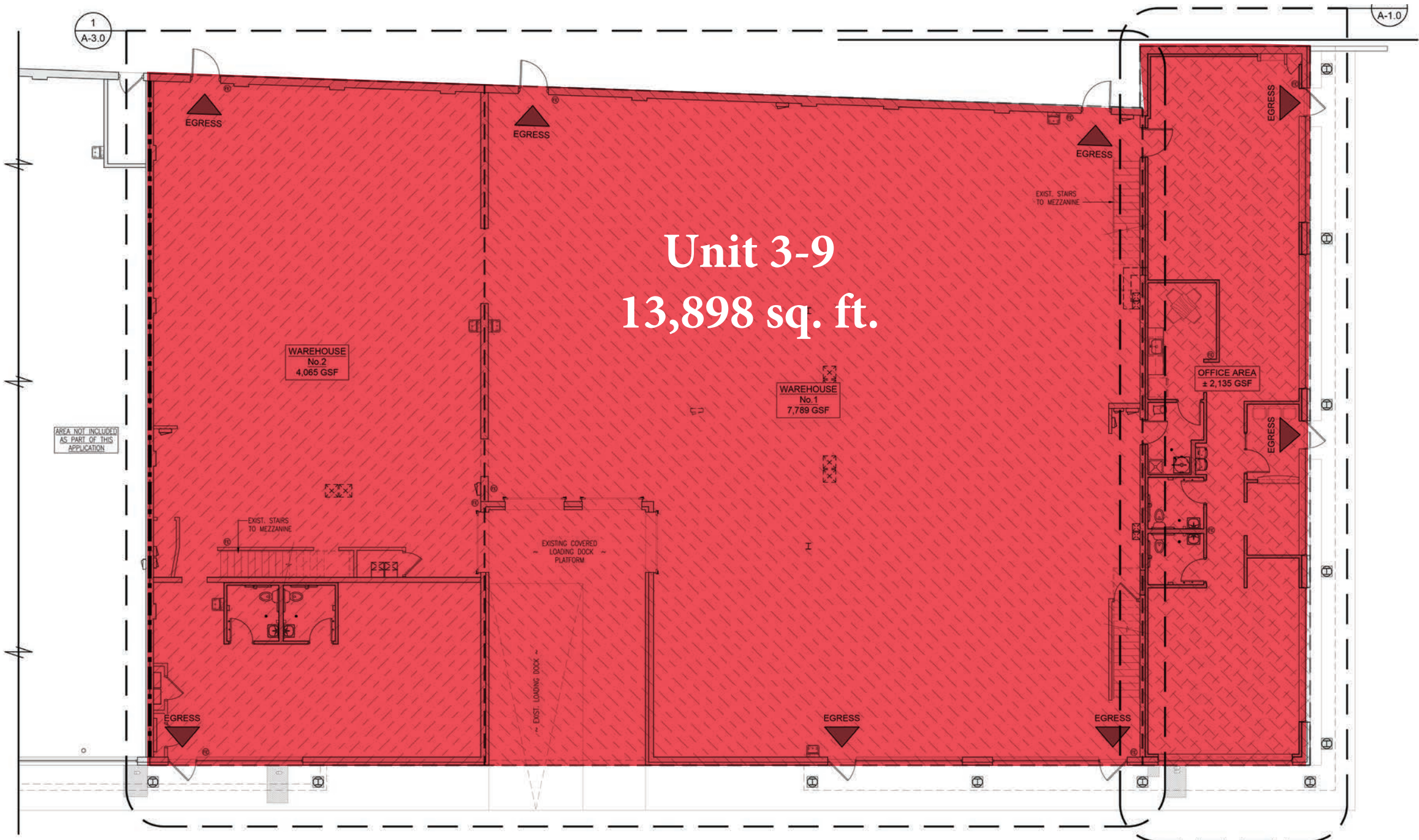
- New white TPO roof
- Exterior facade work
- Extensive site improvements





Unit Specifications

Units Available	3-9
Available Sq. Ft.	13,898
Office Sq. Ft.	2,229
Dock Doors	2
Power	600 Amps



238
Automobile
Parking

19'
Clear
Height

30' x 32'
Column
Spacing

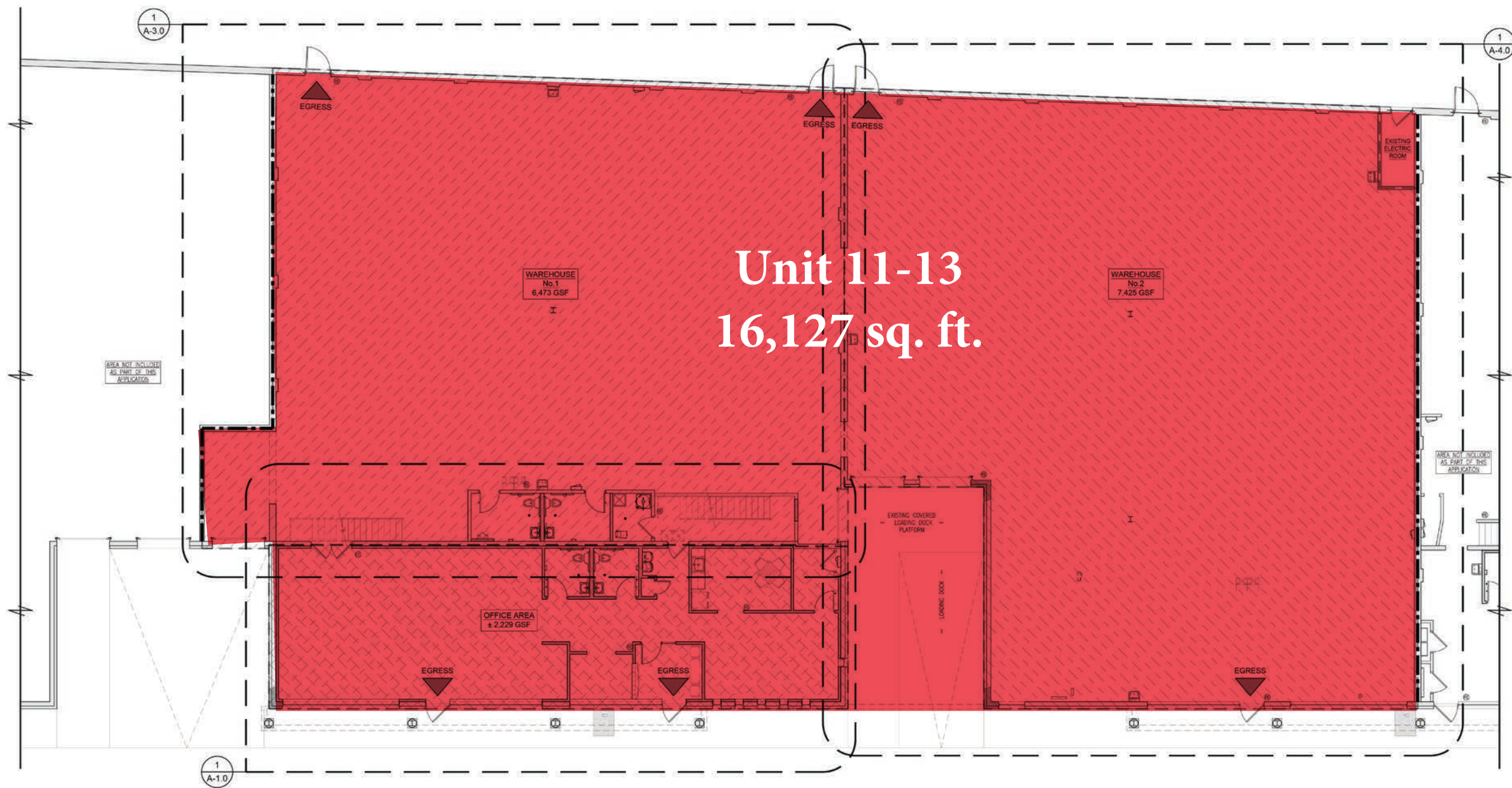
2
Dock Doors

600
Amps



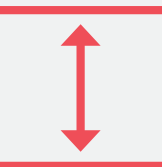
Unit Specifications

Units Available	11-13
Available Sq. Ft.	16,127
Office Sq. Ft.	2,229
Dock Doors	3
Power	550 Amps

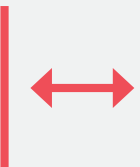




238
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19'
Clear
Height



30' x 32'
Column
Spacing



3
Dock Doors

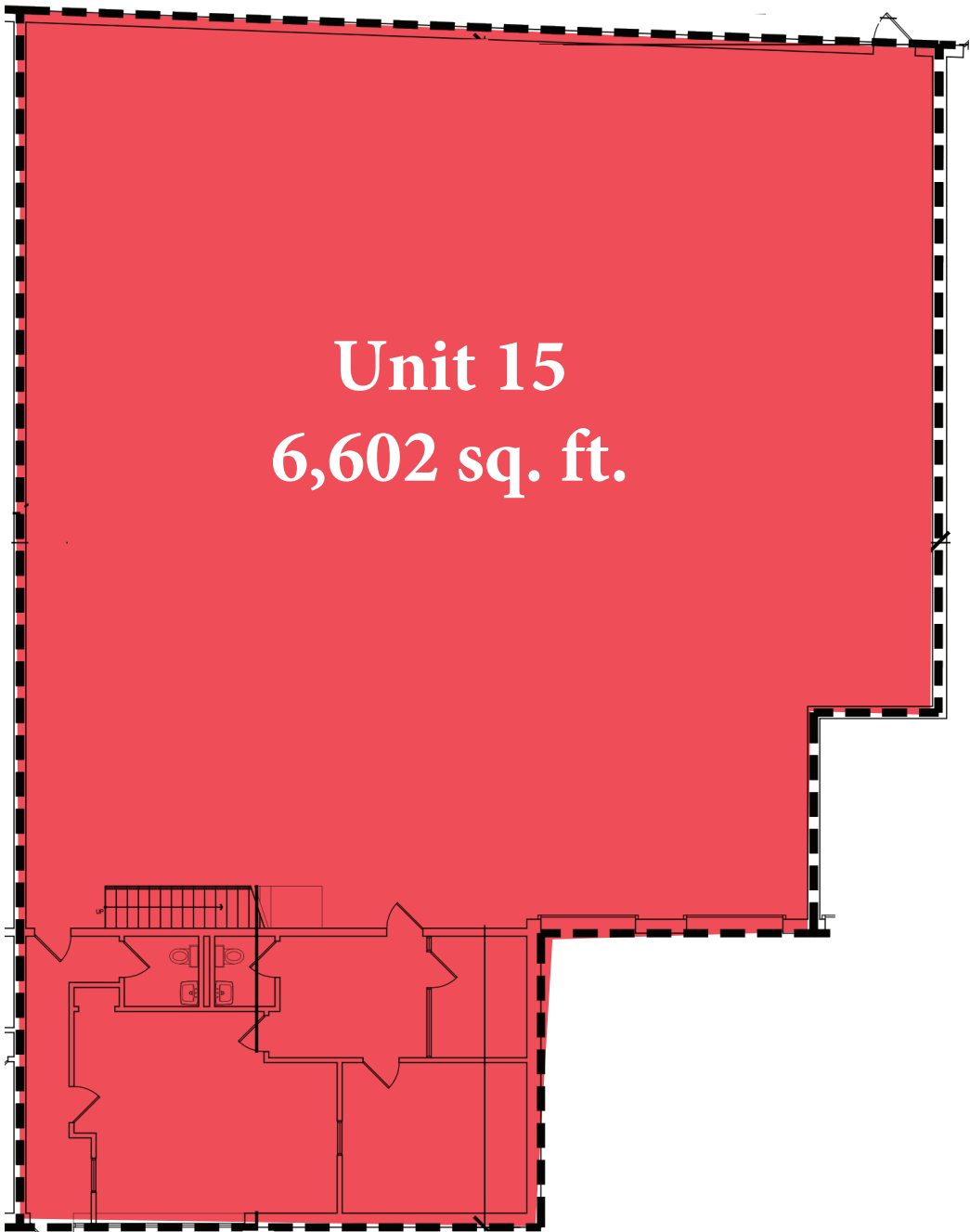


550
Amps



Unit Specifications

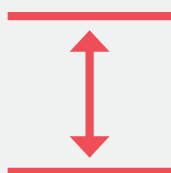
Units Available	15
Available Sq. Ft.	6,235
Office Sq. Ft.	950
Dock Doors	2
Power	150 amps





238

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19'

Clear
Height



30' x 32'

Column
Spacing



2

Dock Doors



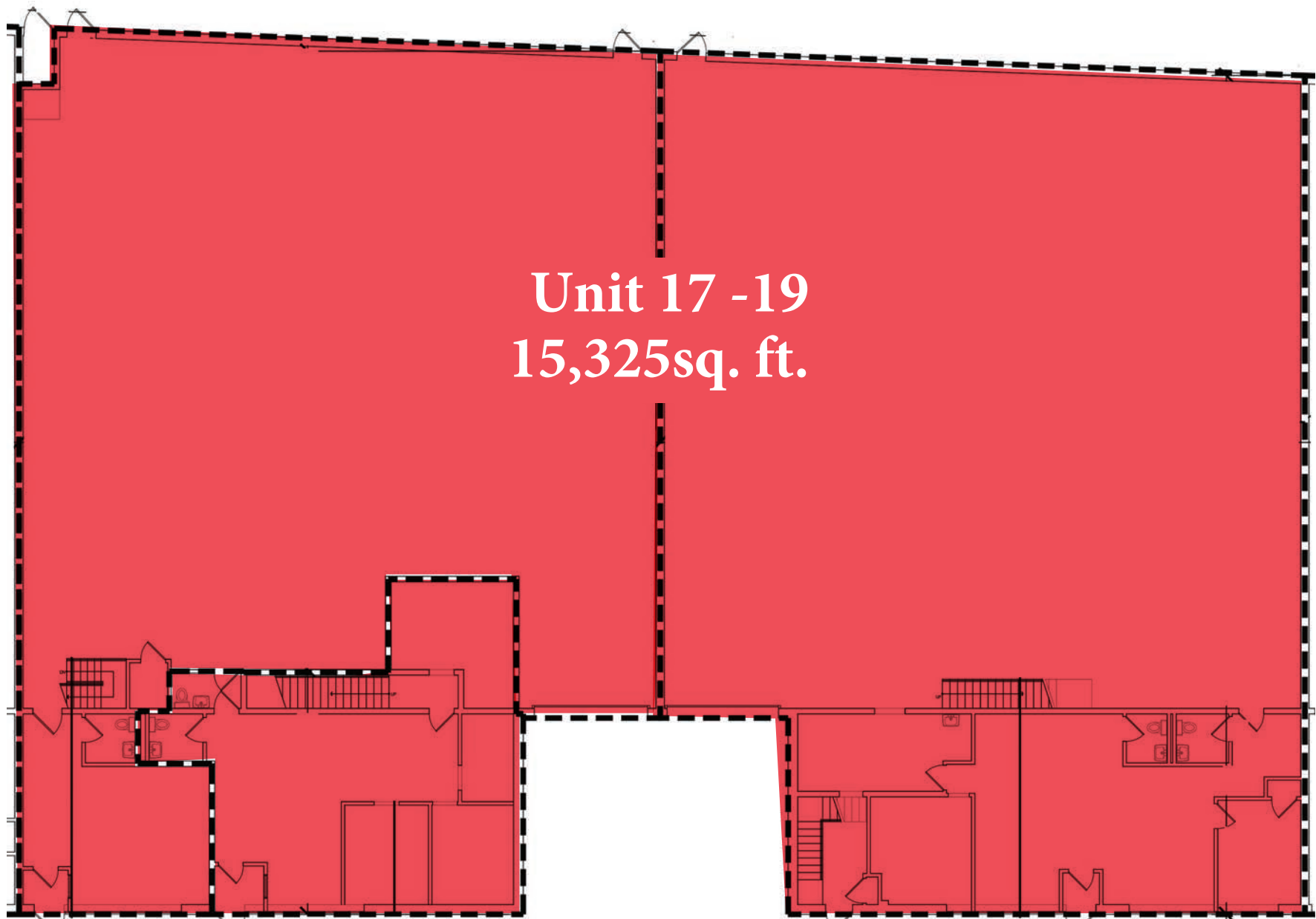
150

Amps

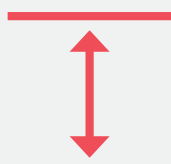


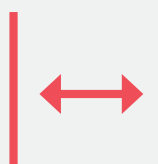
Unit Specifications

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



 **238**
Automobile
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 **19'**
Clear
Height

 **30' x 32'**
Column
Spacing

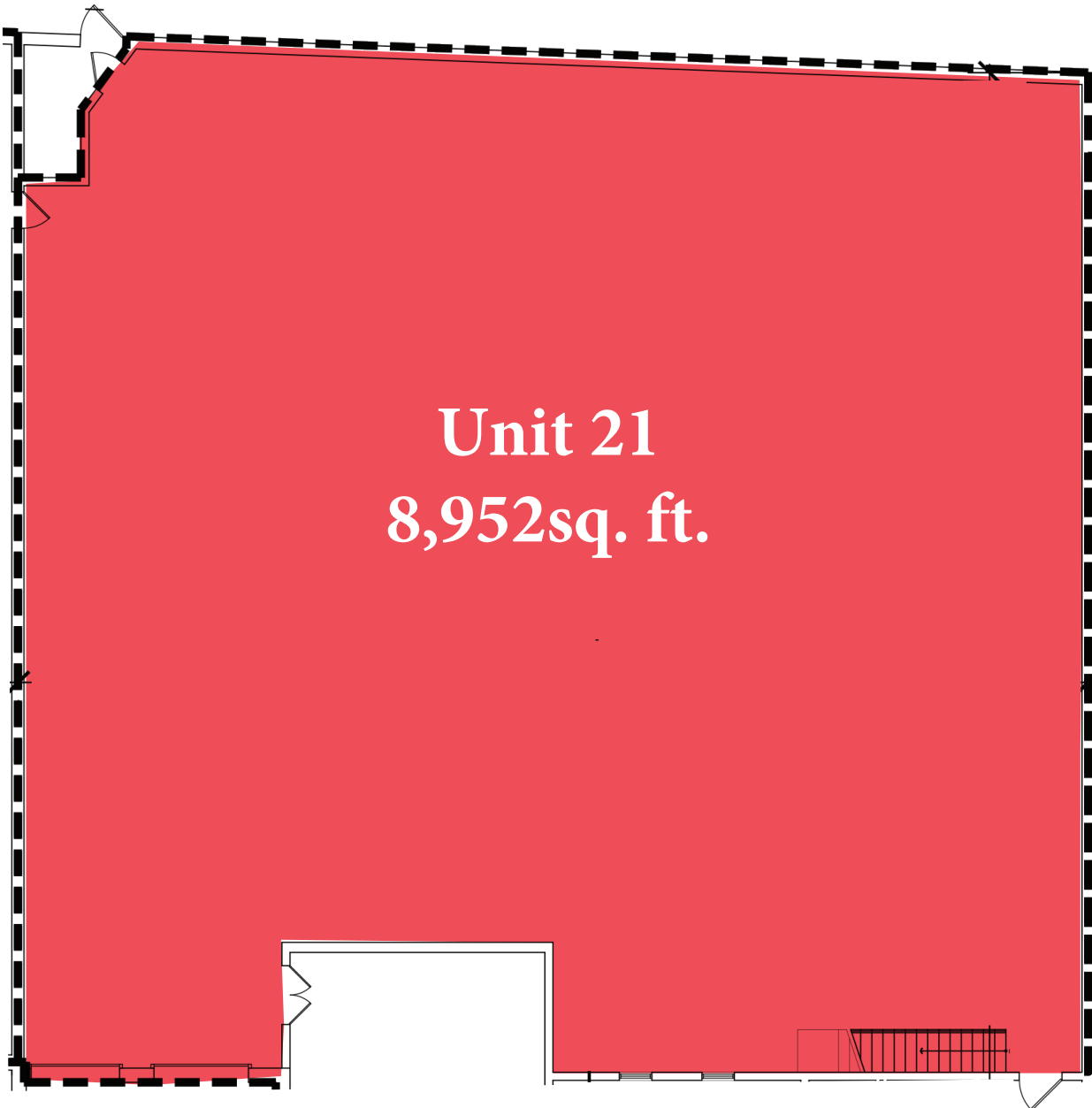
 **2**
Dock Doors

 **450**
Amps

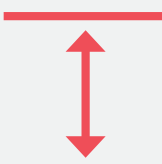


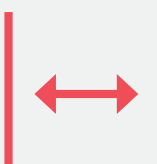
Unit Specifications

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



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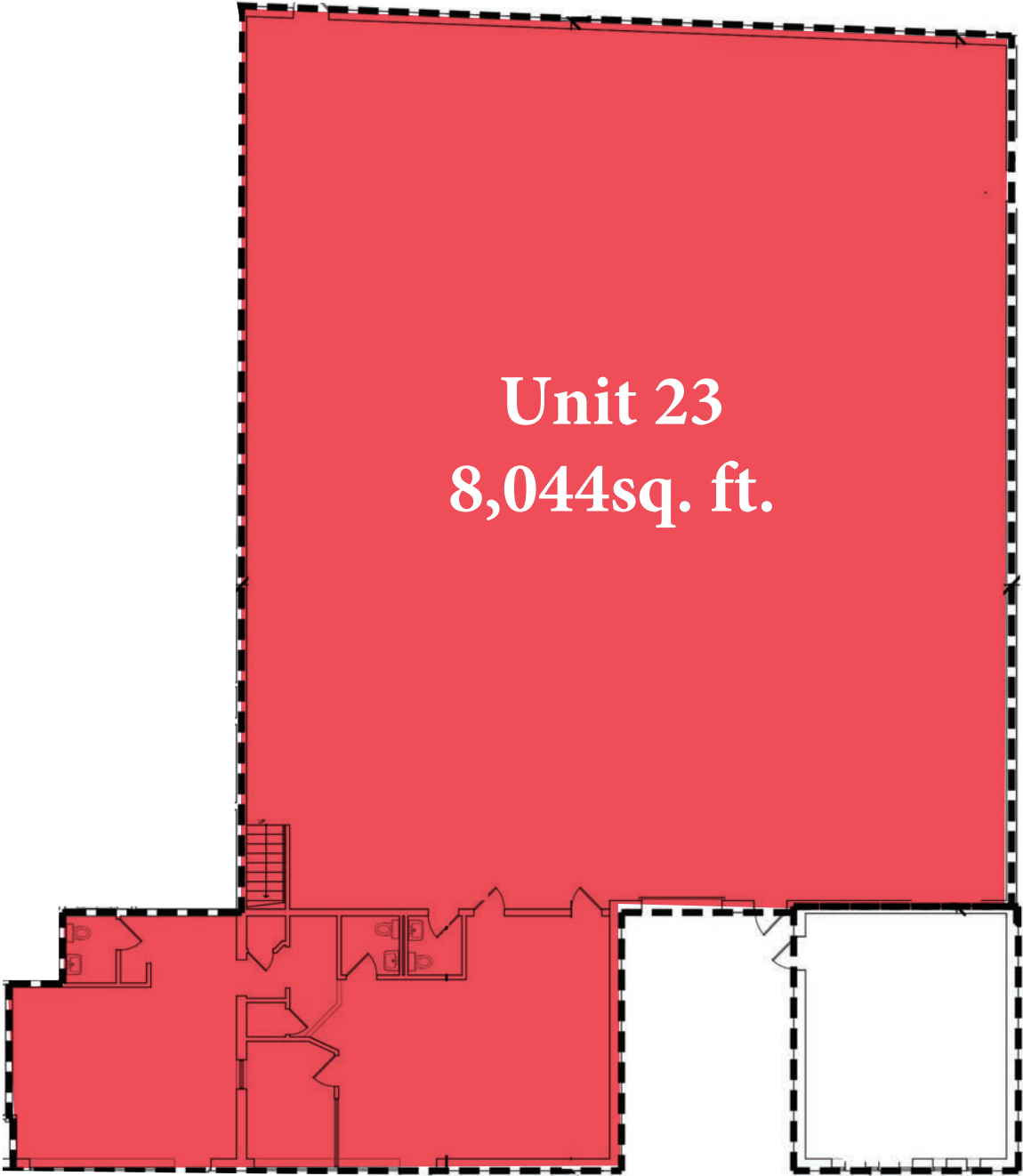
 **2**
Dock Doors

 **200**
Amps

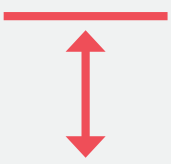


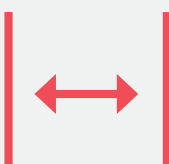
Unit Specifications

Units Available	23
Available Sq. Ft.	8,044
Office Sq. Ft.	1,337
Dock Doors	1
Power	200 amps



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Spacing

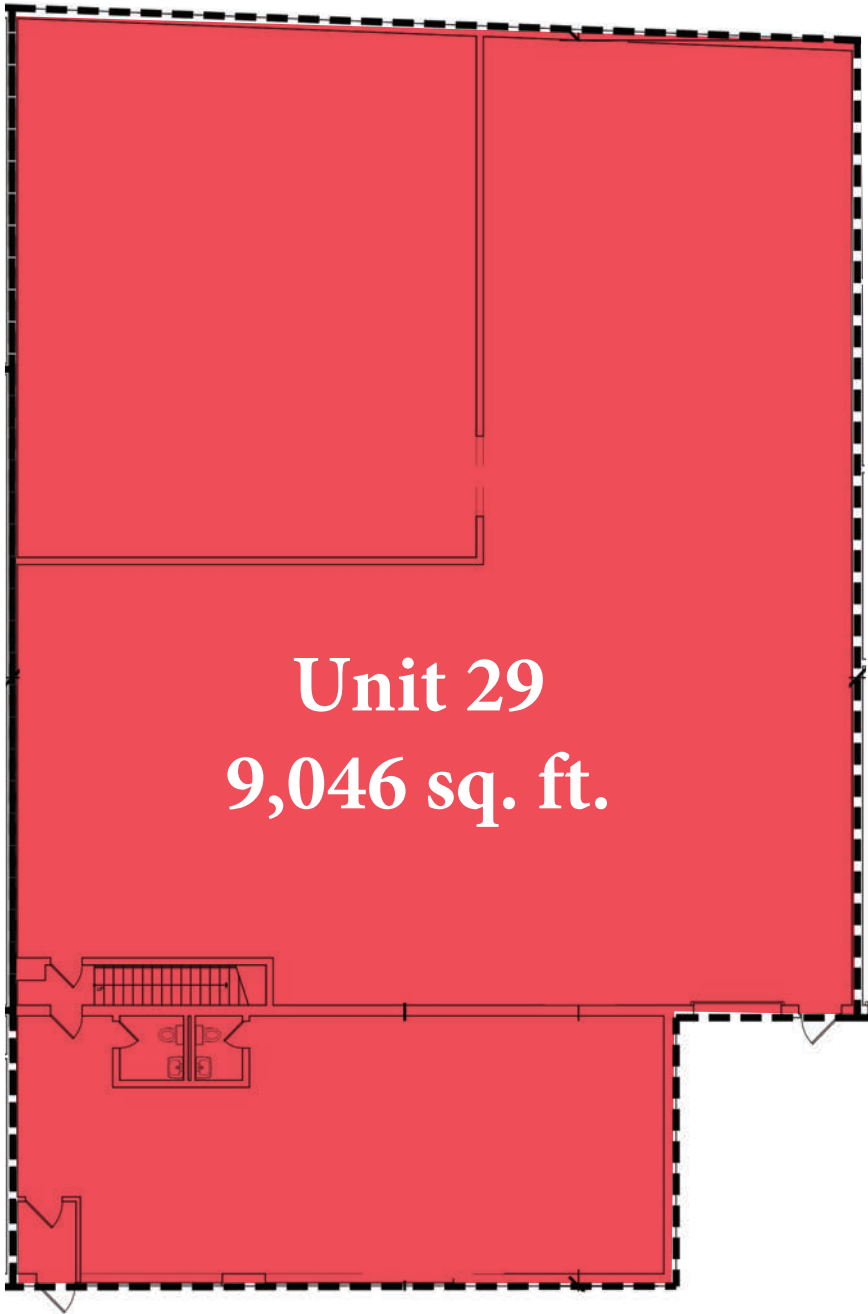
 **1**
Dock Door

 **200**
Amps



Unit Specifications

Units Available	29
Available Sq. Ft.	9,046
Office Sq. Ft.	1,587
Dock Doors	1
Power	200 amps



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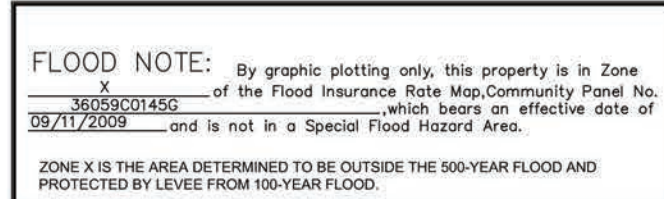
19'
Clear
Height

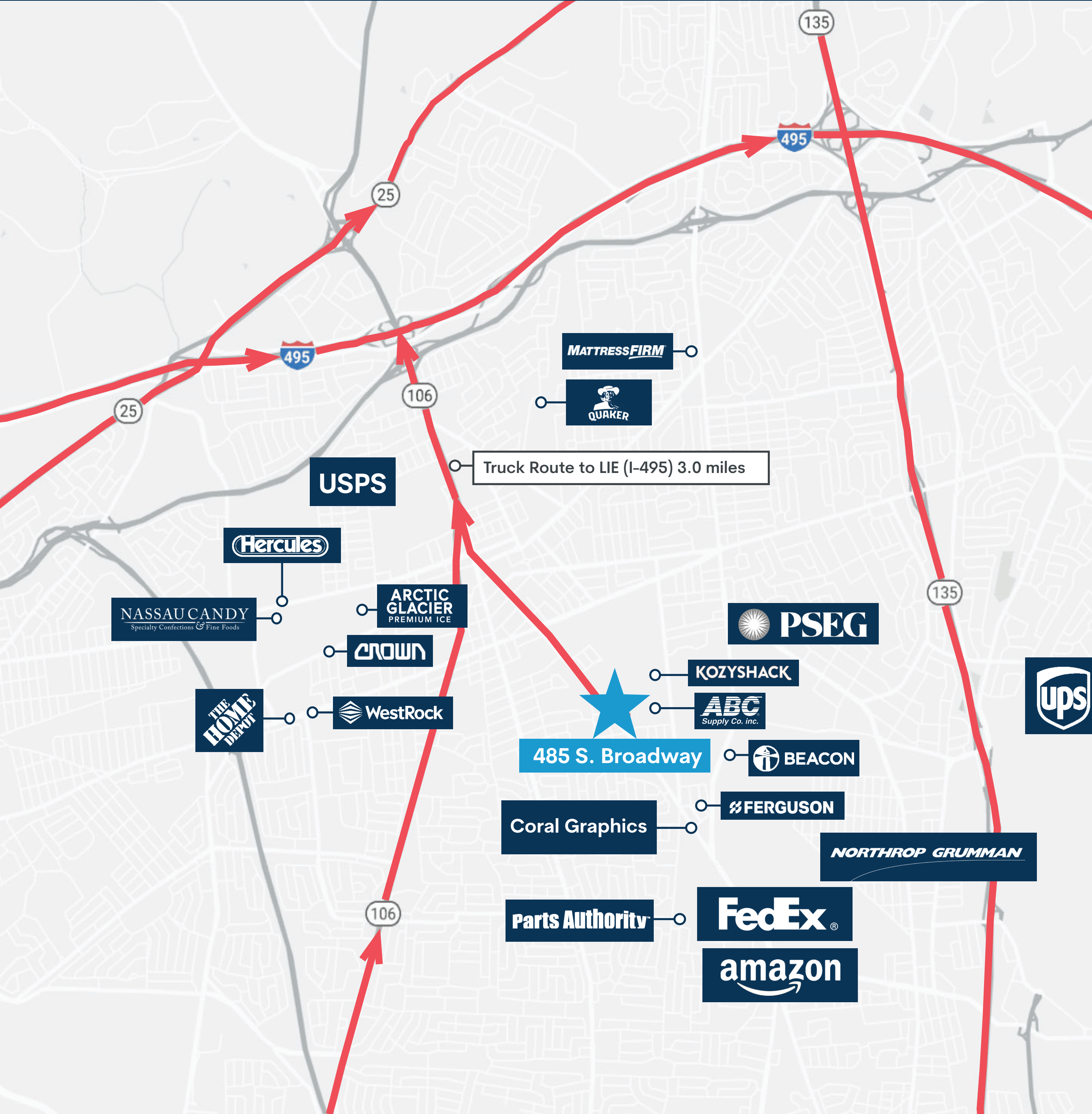
30' x 32'
Column
Spacing

1
Dock Door

200
Amps







Key Distances

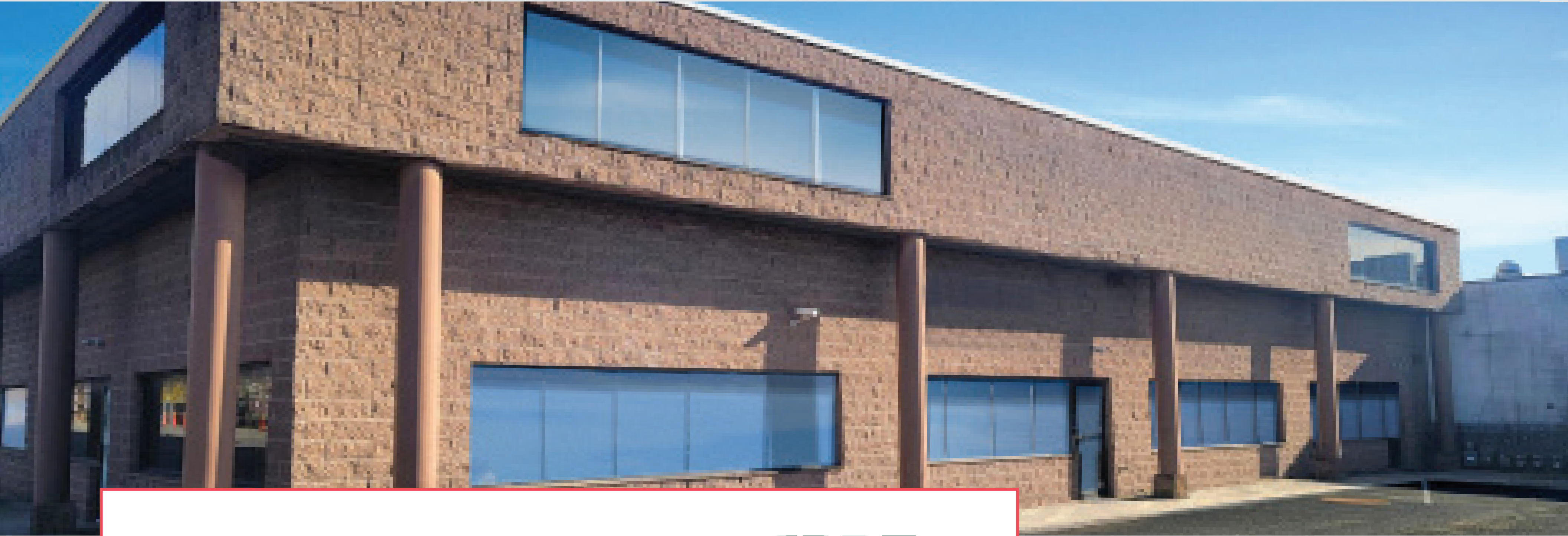
Long Island Expressway Interstate 495 (Truck Route)	3.0 miles
Republic Airport	7.0 miles
Clearview Expressway Interstate 295	19.0 miles
JFK Int'l Airport	22.2 miles
Interstate 678	24.1 miles
Queens Midtown Tunnel	27.0 miles
Long Island MacArthur Airport	27.7 miles
Brooklyn	30.3 miles
Interstate 278	31.5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



1 Mile

485 S. Broadway

HICKSVILLE, NY 11801



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