



For lease

**Ideal Warehouse Space at
Exit 40 of L.I.E**

609-3 Cantiague Rock Road
Westbury, NY

Building specifications

- 33,500 SF
- 24' clear height
- 5 loading docks (interior)
- Fully sprinklered
- Gas heat
- Available Q3 2026

Price

- \$ 18.00 PSF NNN
- \$ 3.27 PSF taxes

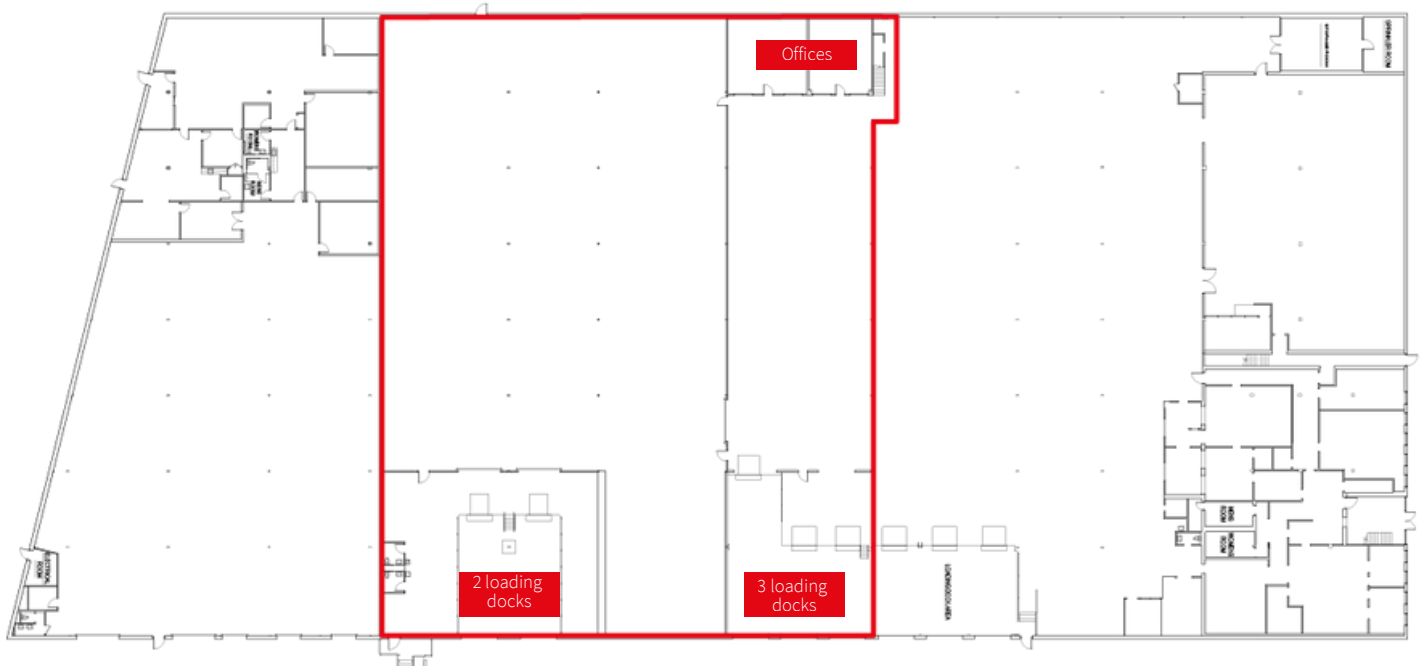
Comments

- Located $\frac{3}{4}$ mile from Exit 40 of the LIE, and Jericho Turnpike
- Ideal warehouse space
- Small warehouse office, additional can be added
- Secure campus environment

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Floor plan



Key distances

0.6 miles
to Jericho Turnpike

0.75 miles
to Long Island Expressway

1.4 miles
to Northern State Parkway

12.3 miles
to Queens

21.3 miles
to JFK Airport

