

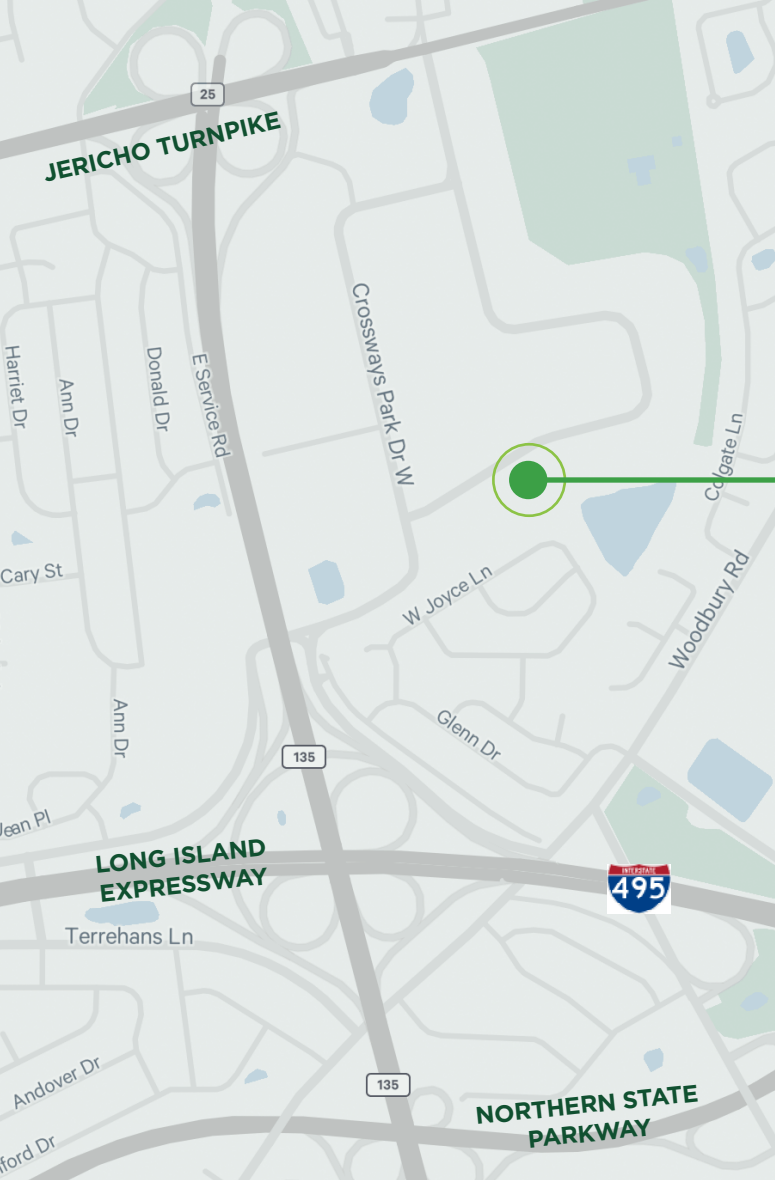
15,300 SF
(DIVISIBLE)
AVAILABLE

370 **CROSSWAYS**
PARK DRIVE
WOODBURY, NY



WAREHOUSE/STORAGE/OFFICE
SPACE FOR LEASE

CBRE



THE OPPORTUNITY



**15,300 SF
TOTAL SPACE AVAILABLE
DIVISIBLE**



**13' - 14'
CEILING HEIGHT**



**EXISTING CONDITIONS
FEATURE FINISHED OFFICE,
LAB, AND R&D SPACE**



**LARGER WAREHOUSE
COMPONENT POSSIBLE**



**1 DRIVE-IN
LOADING DOOR
ADDITIONAL DRIVE-IN DOOR
POSSIBLE TO MEET TENANT NEEDS**



**BEAUTIFUL LOBBY
ENTRANCE WITH
LUXURY FINISH**



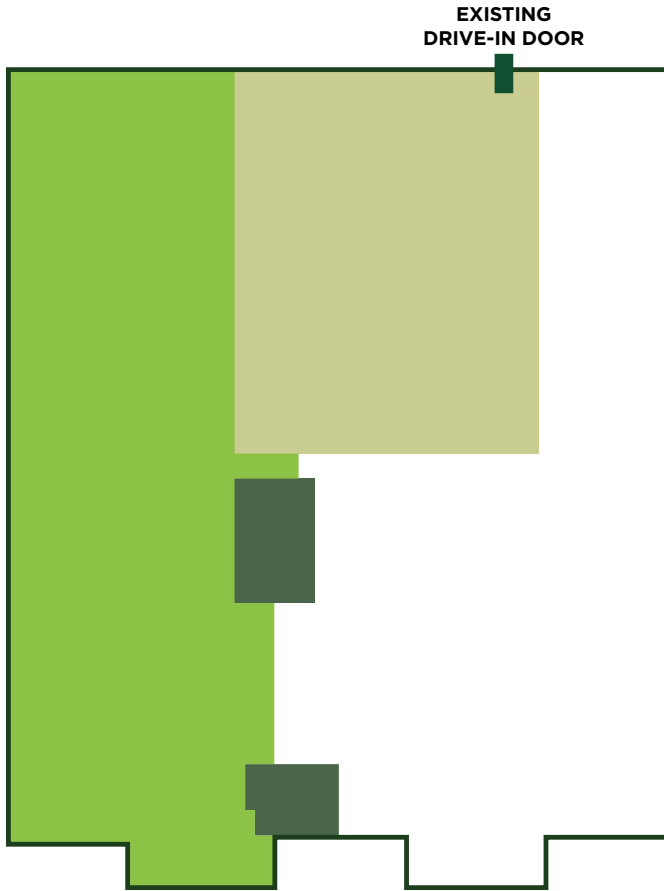
PROPERTY HIGHLIGHTS

- **Price:** Call for details
- **Available Now:** The space is available for immediate occupancy
- **Prime Location:** Situated within the highly regarded Crossways Business Park
- **Flexible Space Options:** The existing warehouse space may be increased to up to 80% of the total size
- **Modern Amenities:** Featuring high-end finishes in the lobby, common areas, and bathrooms
- **Usage Possibilities:** Ideal for warehouse, storage, R & D space. Potential divisions may include smaller medical or office units
- **Secure Access:** Tenants benefit from key card access and 24/7 building access
- **Comfort Assured:** The entire space is fully air-conditioned
- **Connected Infrastructure:** Fully connected to the sewer system

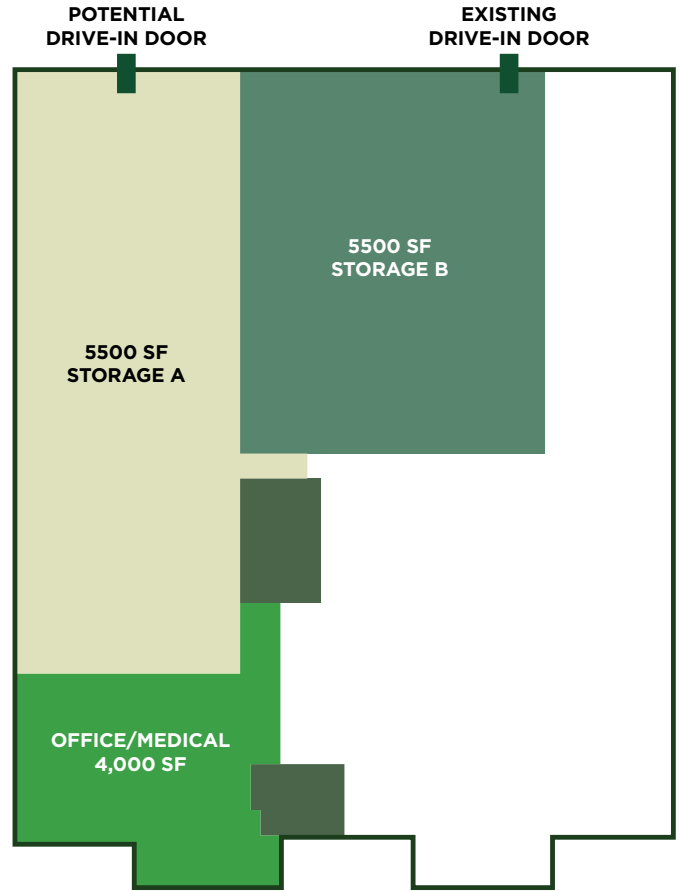


FLOOR PLAN

EXISTING CONFIGURATION



POTENTIAL DIVISIONS



- OFFICE/LAB/R&D
- WAREHOUSE/STORAGE

- COMMON BATHROOMS & LOBBY

- OFFICE/MEDICAL
- WAREHOUSE/STORAGE A
- WAREHOUSE/STORAGE B



SUPERIOR NASSAU LOCATION

370 CROSSWAYS PARK DRIVE WOODBURY, NY

WAREHOUSE/STORAGE/OFFICE **SPACE FOR LEASE**

DISTANCE

Long Island Expressway: 1.4 miles
 Northern State Parkway: 2.4 miles
 Seaford Oyster Bay Expy (135): 0.9 miles
 Southern State Parkway: 9.2 miles
 Route 110 Corridor: 6.0 miles
 Republic Airport: 10.1 miles
 MacArthur Airport: 24.5 miles
 LaGuardia Airport: 22.8 miles
 JFK International Airport: 25.0 miles
 Manhattan: 34 miles



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