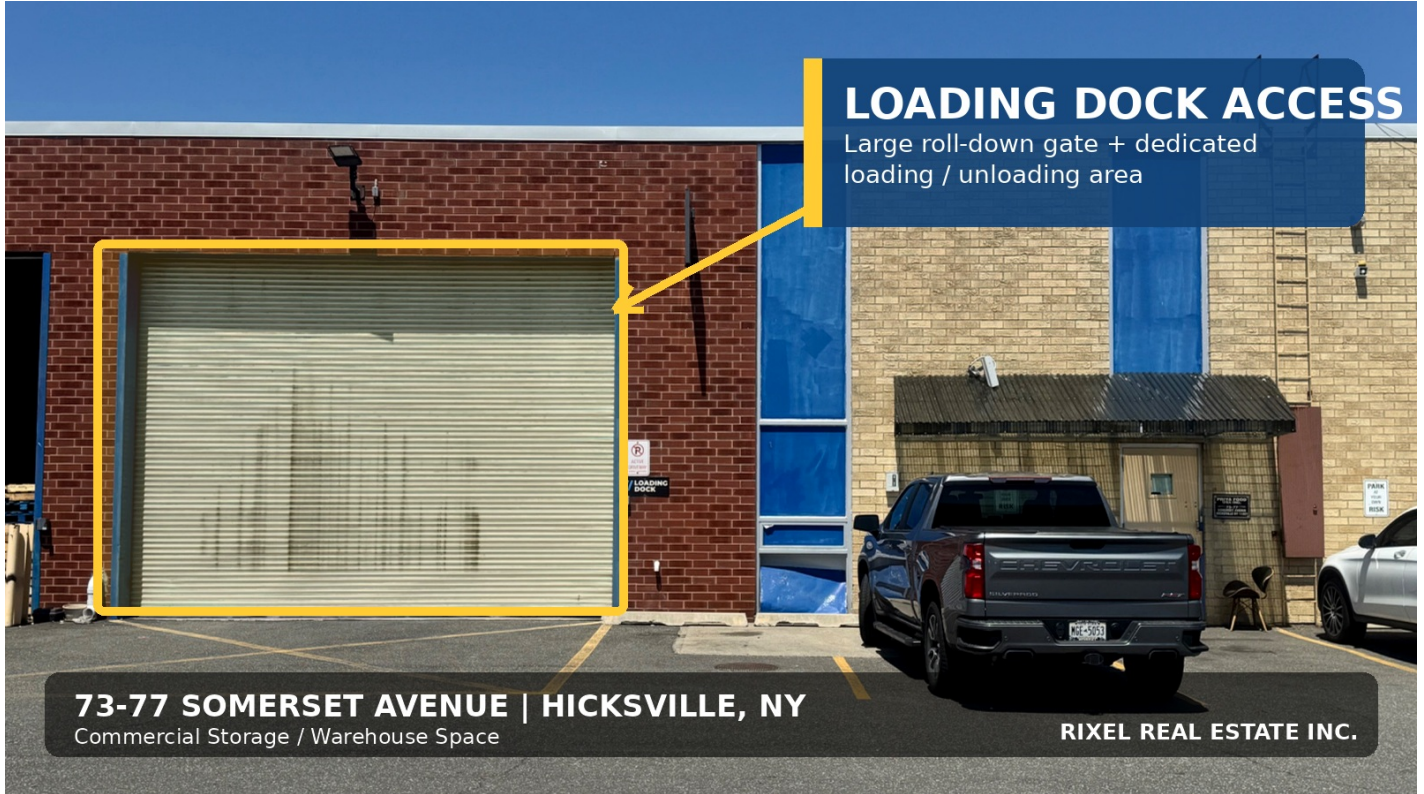


OFFERING MEMORANDUM

Commercial Storage / Warehouse Space

73-77 Somerset Avenue, Hicksville, NY 11801



73-77 SOMERSET AVENUE | HICKSVILLE, NY
Commercial Storage / Warehouse Space

RIXEL REAL ESTATE INC.

<p>Available Storage Area Approx. 5,450 SF</p>	<p>Clear Height Approx. 19 feet</p>	<p>Loading Area Approx. 1,300 SF</p>
<p>Access Roll-down gate / loading dock</p>	<p>Use Commercial storage / warehouse</p>	<p>Terms Upon request</p>

Exclusively Presented By: Brian Mannie | Rixel Real Estate Inc. | 917-943-0898 | Brian@RixelRealEstateInc.com

Executive Summary

73-77 Somerset Avenue offers a functional commercial storage / warehouse layout in Hicksville, New York with roll-down gate access, dedicated loading / unloading area, and high-clear interior storage space. The layout is suited for a variety of storage, contractor, distribution, light logistics, and inventory-oriented users, subject to municipal approvals and permitted use verification.

Key Highlights

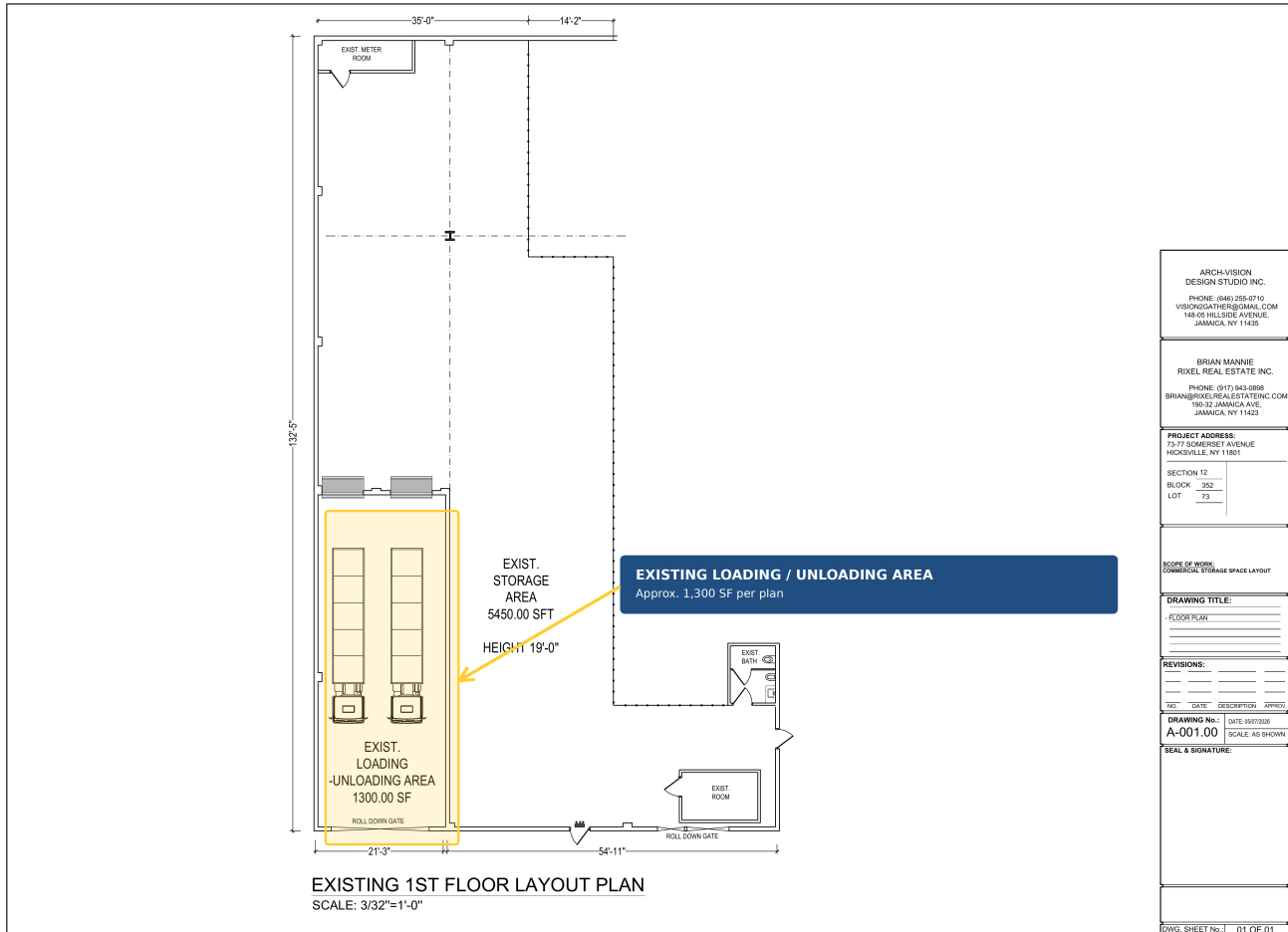
- Approx. 5,450 SF existing storage area per layout plan.
- Approx. 19-foot ceiling height per layout plan.
- Approx. 1,300 SF existing loading / unloading area per layout plan.
- Large roll-down gate / loading dock access visible from the exterior.
- Open interior warehouse floor with racking-friendly configuration.
- Existing bathroom, meter room, and auxiliary room shown on layout plan.
- On-site paved parking.

Property Summary

Address	73-77 Somerset Avenue, Hicksville, NY 11801
Property Type	Commercial storage / warehouse space
Storage Area	Approx. 5,450 SF
Loading / Unloading Area	Approx. 1,300 SF
Clear Height	Approx. 19 feet
Loading	Roll-down gate / loading dock access
Asking Terms	Upon request

Layout Plan - Loading Area Highlight

The floor plan shows an existing storage area of approximately 5,450 SF with a 19-foot height, plus an existing loading / unloading area of approximately 1,300 SF. The loading area has been highlighted below for quick reference.



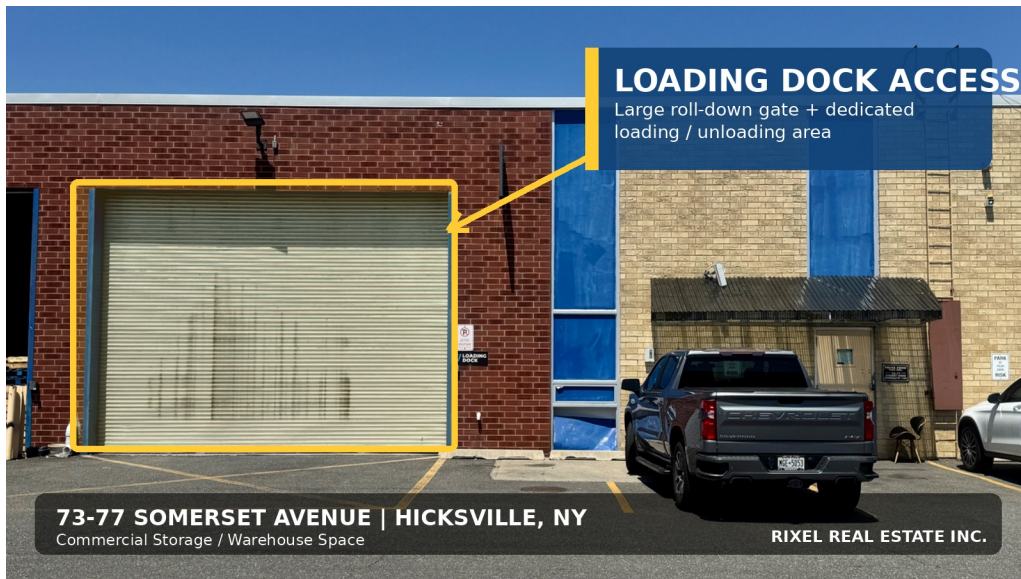
Source: Layout plan dated 05/07/2026 prepared for commercial storage space layout. All measurements should be independently verified.

Exterior / Loading Access Photos



Exterior view with large roll-down loading gate and paved loading / parking apron.

Closer view of roll-down gate / loading dock access.



Interior Warehouse / Storage Photos



Open warehouse/storage area with high ceiling and racking configuration.



Interior loading / dock area with rear access and storage racking.

Use Opportunities

Dry storage, contractor storage, e-commerce inventory, distribution support, materials storage, logistics support, and other commercial storage / warehouse uses, subject to legal use and municipal approvals.

Contact

Brian Mannie	Rixel Real Estate Inc.
Phone	917-943-0898
Email	Brian@RixelRealEstateInc.com
Property	73-77 Somerset Avenue, Hicksville, NY 11801

Broker / Information Disclaimer

This Offering Memorandum is provided for preliminary marketing purposes only. Information has been provided by ownership, third parties, photographs, and the submitted layout plan and is believed to be reliable, but Rixel Real Estate Inc. makes no representation or warranty as to its accuracy or completeness. Prospective tenants, purchasers, brokers, engineers, architects, and attorneys must independently verify all measurements, square footage, ceiling heights, loading configuration, zoning, permitted uses, utilities, legal occupancy, municipal approvals, taxes, expenses, and all other property information before relying on it. Terms are subject to change, withdrawal, prior lease, prior sale, or owner approval without notice.

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Commercial Real Estate Brokerage