

Marketing Brochure

474 Meacham Avenue

Elmont, NY 11003



For More Information:

HOOTAN MOEIRZADEH

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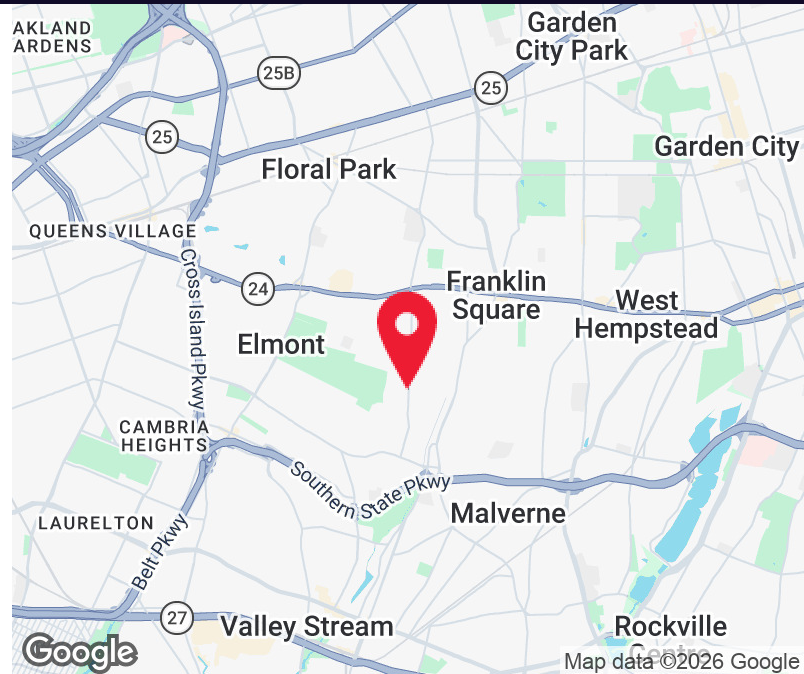
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Offering Summary

Sale Price:	Subject To Offer
Building Size:	5,100 SF
Available SF:	
Lot Size:	0.13 Acres
Price / SF:	-
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1985
Renovated:	2020
Zoning:	Commercial

Property Overview

474 meacham avenue delivers a thoughtfully configured industrial asset tailored to productive operations and tangible owner value. the property's efficient layout accommodates both heavy-duty manufacturing and warehousing requirements with ample truck access and streamlined circulation. a sizable footprint supports versatile floor plans while offering natural light and flexible office portions for administrative functions. durable construction paired with practical amenities promotes continuity of business operations. investors benefit from a strong institutional-quality presence, emphasizing functionality, security, and low-maintenance stewardship. well-positioned, the asset stands ready for immediate occupancy or strategic redevelopment to meet modern industrial demand.

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Location Description

Strategic Industrial & Manufacturing Opportunity: Elmont, Nassau County

Unlock The Potential Of Elmont, A Premier Industrial Hub Strategically Positioned At The Gateway Of Nassau County. This Location Offers An Unparalleled Blend Of Logistical Efficiency And Commercial Vitality, Making It A High-Priority Destination For Manufacturing And Industrial Investors Seeking Long-Term Growth.

Key Investment Highlights

Prime Logistical Connectivity: Immediate Access To The Cross Island Parkway And Southern State Parkway Ensures Seamless Transit Across The New York Metropolitan Area And Beyond.

Global Access: Proximity To JFK International Airport Provides A Significant Competitive Advantage For Businesses With International Supply Chains Or Time-Sensitive Distribution Needs.

Economic Hub: Situated Near The Iconic Belmont Park Redevelopment, The Area Benefits From A Surge In Local Commerce, High-Traffic Retail, And Modern Infrastructure Improvements.

Established Industrial Base: Join A Thriving Community Of Industrial Operators In A Zone Characterized By Its Resilience And High Demand For Functional Manufacturing Space.

The Competitive Edge

Elmont Represents More Than Just A Location; It Is A Tactical Asset. The Synergy Between Its Unbeatable Accessibility And The Local Economic Momentum Creates A Fertile Environment For Industrial Scaling. Whether You Are Looking To Expand Your Footprint Or Secure A High-Yield Asset, Elmont Offers The Infrastructure And Visibility Required For Market Leadership.

Investment Outlook: With Limited Industrial Inventory And Rising Demand In The Nassau County Corridor, This Is An Opportune Moment To Secure A Foothold In One Of The Region's Most Accessible Manufacturing Sectors.

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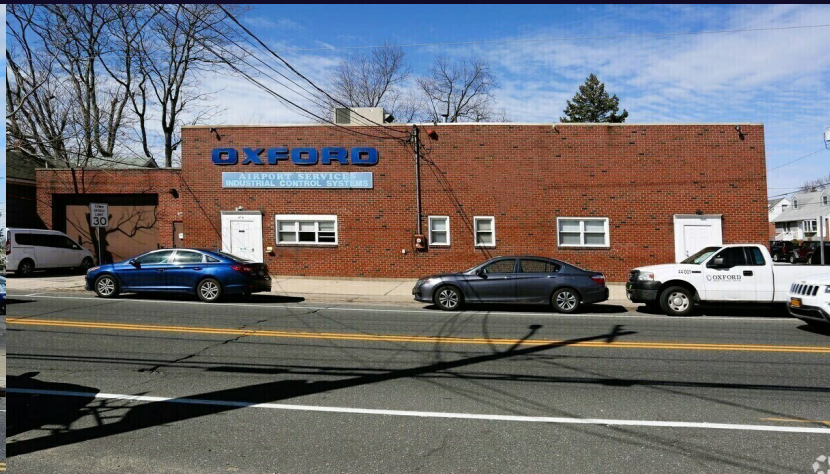
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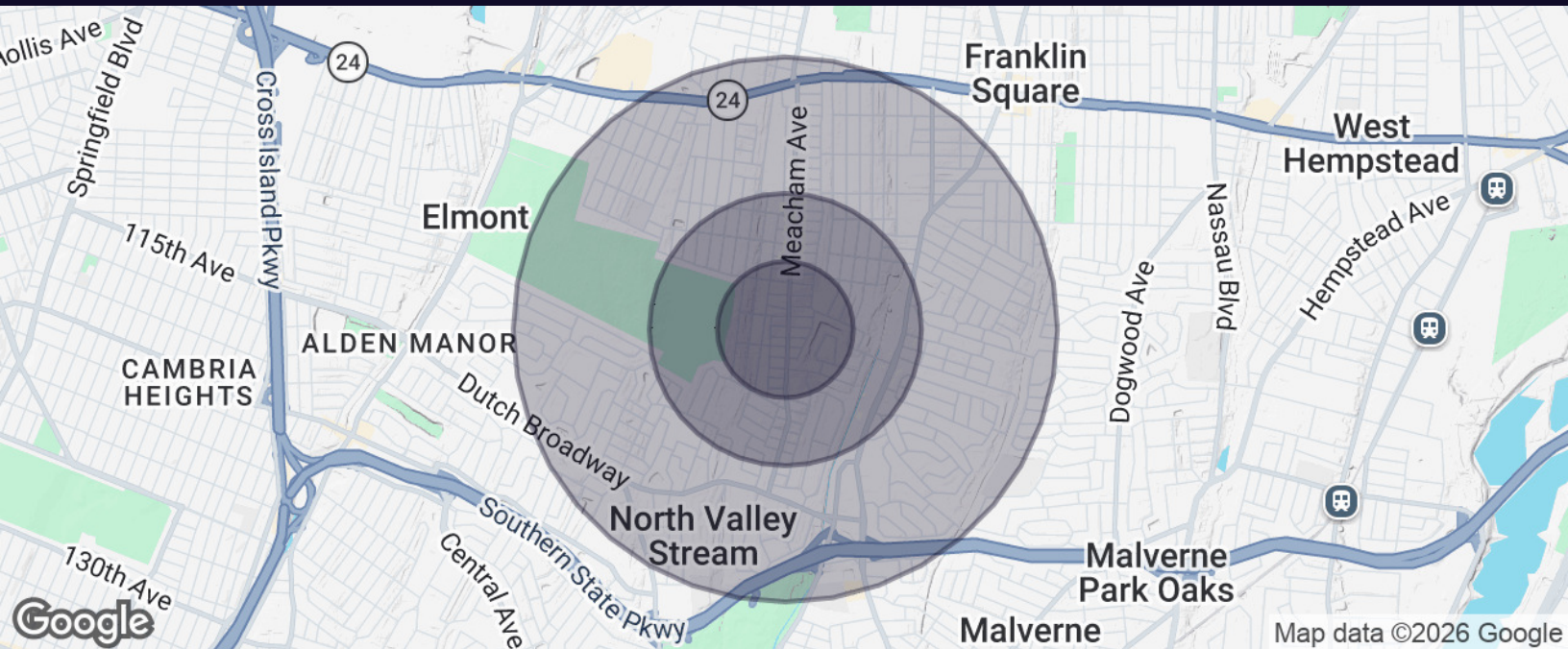
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,833	11,269	36,541
Average Age	38.1	38.0	40.9
Average Age (Male)	43.0	39.6	40.3
Average Age (Female)	37.9	39.8	42.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,232	3,288	10,942
# of Persons per HH	3.1	3.4	3.3
Average HH Income	\$121,411	\$142,919	\$154,028
Average House Value	\$559,076	\$574,103	\$611,783

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