

303 SUNNY SIDE BOULEVARD PLAINVIEW, NEW YORK

New Ownership New Vision



Premium Location



Wide Variety of Uses Considered

Divisions from 5,000 - 30,000 SF

Property Highlights

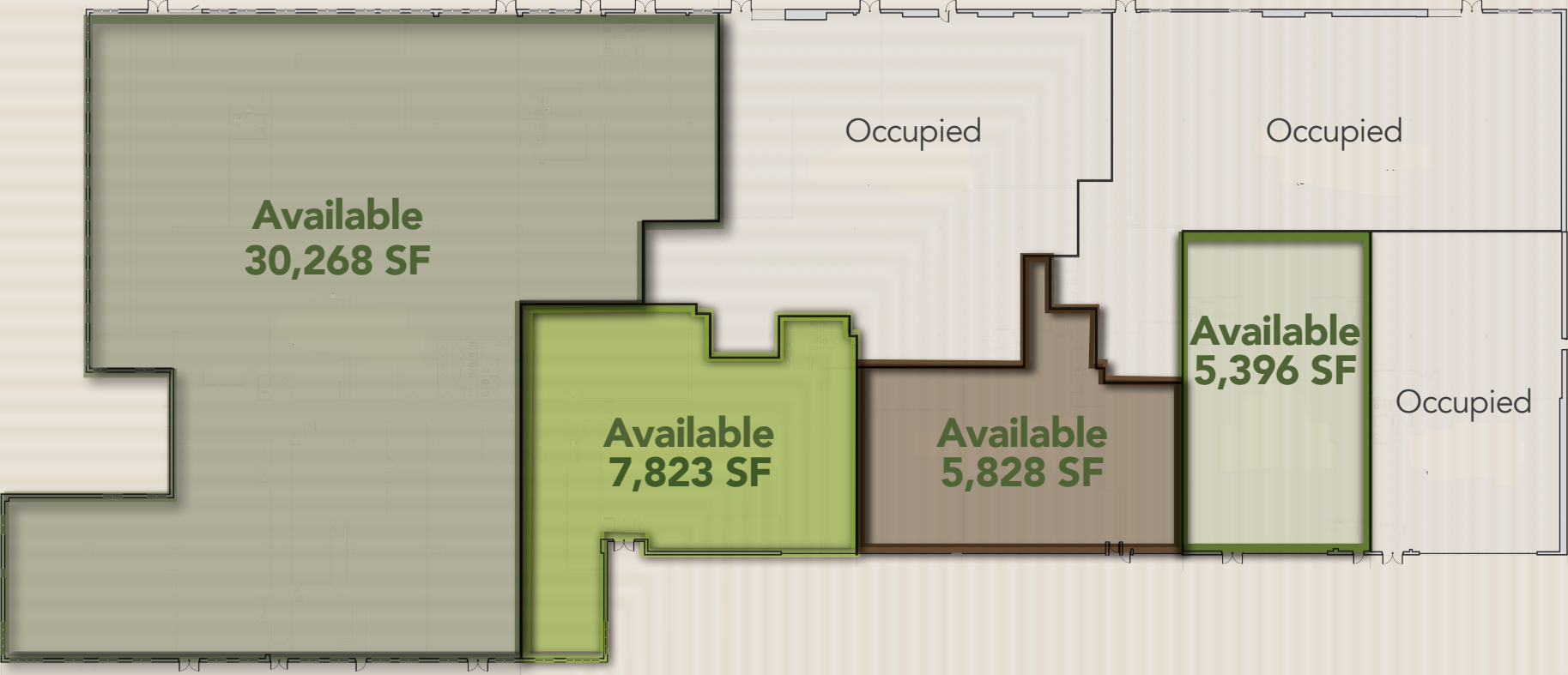
- Long Island's most strategically located Technology Center
- 77,133 SF building situated on a 5 acre lot
- Ideal for office, medical, lab, R&D, showroom, or flex combinations
- Major capital improvements underway including: Façade, Parking Lot, Lighting, Suite Entrances, Monument & Directional Signage, Loading and more
- Immediate access to the LIE and the Northern State Parkway
- Property visible from the Long Island Expressway, traveled by over 175,000 vehicles per day
- Asking Rent \$24 NNN

Property Specifications

- Dedicated suite entrances and private bathrooms
- Accessible 24/7
- Over 200 car parking
- Separately metered utilities
- Can accommodate access for large tractor-trailers
- 4 curb cut entry points surrounding the property
- Power: 2,500 amps, 3-phase, 208 volts, distributed throughout
- Ceiling height: 12' to steel 13'08" to deck
- Various loading options accommodated

Floor Plan - Proposed Divisions

Divisions from 5,000 - 30,000 SF



Capital Improvements Underway

Façade, Parking Lot, Lighting, Suite Entrances, Monument & Directional Signage, Loading and more.



Long Island's Most Strategically Located Technology Center

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DISTANCE
 Long Island Expressway: immediate access
 Northern State Parkway: immediate access
 Seaford Oyster Bay Expy (135): 1 mile
 Southern State Parkway: 9 miles
 Route 110 Corridor: 3 miles
 Republic Airport: 7 miles
 MacArthur Airport: 23 miles
 LaGuardia Airport: 25 miles
 JFK International Airport: 27 miles
 Manhattan: 28 miles



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