

PREMIER
COMMERCIAL REAL ESTATE

1200 Prospect Avenue

Westbury, New York 11590 | Town of North Hempstead

**AVAILABLE FOR
LEASE**

REDEVELOPMENT OPPORTUNITY

Up to ±10 Acres

INQUIRE FOR DETAILS



±54,235 SF

BUILDING

±4.7 Acres

SITE

±14 Feet

CLEAR HEIGHT

4 Docks + 1 Drive-in

LOADING

Industrial B

ZONING

Building and Site Detail

Address	1200 Prospect Avenue, Westbury, New York 11590
Municipality	Town of North Hempstead, Nassau County
Zoning	Industrial B
Building Size	±54,235 SF
Site Area	±4.7 Acres
Clear Height	±14 Feet
Loading	4 loading docks and 1 drive in door
Power	Heavy
Construction	Single story masonry and steel
Current Layout	Laboratory, research and development, office and warehouse
Parking	Extensive on site parking with secured rear service area
Current Taxes	±\$245,000 (\$4.52 PSF)
Availability	March 2027
Asking Rent	Pricing determined by desired configuration

All figures approximate and subject to verification.



LOCATION HIGHLIGHTS

- Direct frontage on Prospect Avenue, also known as West John Street
- Long Island Rail Road main line adjoins the southerly boundary
- ±2 miles to the Long Island Expressway at Exit 41
- ±1 mile to the Northern State Parkway
- ±25 miles to Manhattan and ±20 miles to JFK International Airport

Two Leasing Options

Available for lease
Pricing determined by desired configuration

OPTION 1

As Is, Existing Configuration

Delivered in its current condition with the existing laboratory and research and development improvements in place.

- ◆ Existing laboratory, clean and processing areas already built and operational
- ◆ Substantial office, training, conference and support space throughout
- ◆ Existing cold storage, mechanical and back up infrastructure
- ◆ Significant cost and time savings for a life science or R&D user
- ◆ Shortest path to occupancy with minimal downtime

See existing floor plan on the following page.

OPTION 2

White Boxed Warehouse

Landlord to deliver the building with 2,845 SF of office, with the balance demolished and delivered as white boxed warehouse.

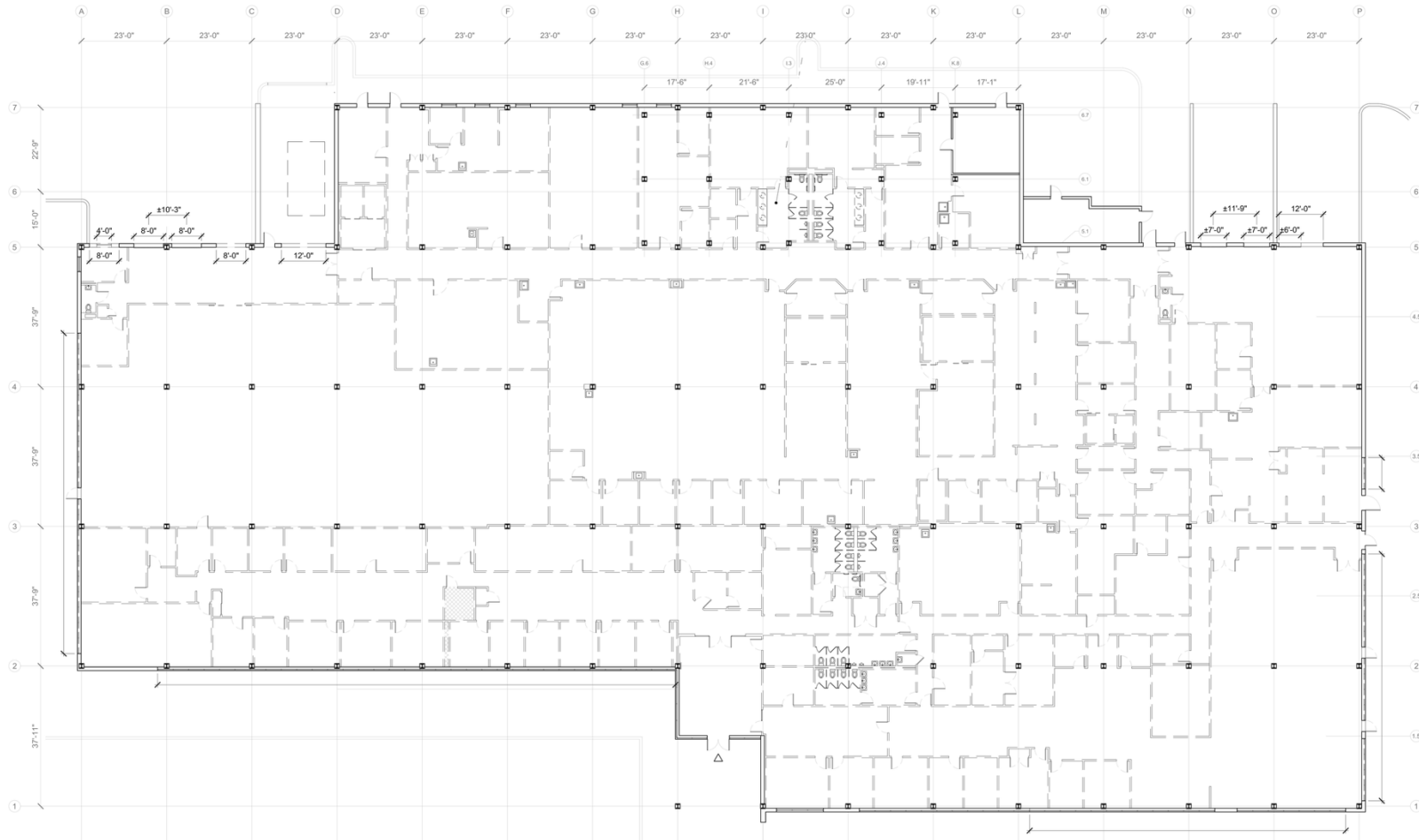
- ◆ ±2,845 SF of office along the Prospect Avenue frontage
- ◆ Balance delivered as clean open warehouse, ±50,745 SF
- ◆ Office layout and finishes to be designed with the tenant

See conceptual plan on the following pages.

Landlord will discuss delivery condition, term and work letter with a qualified tenant.

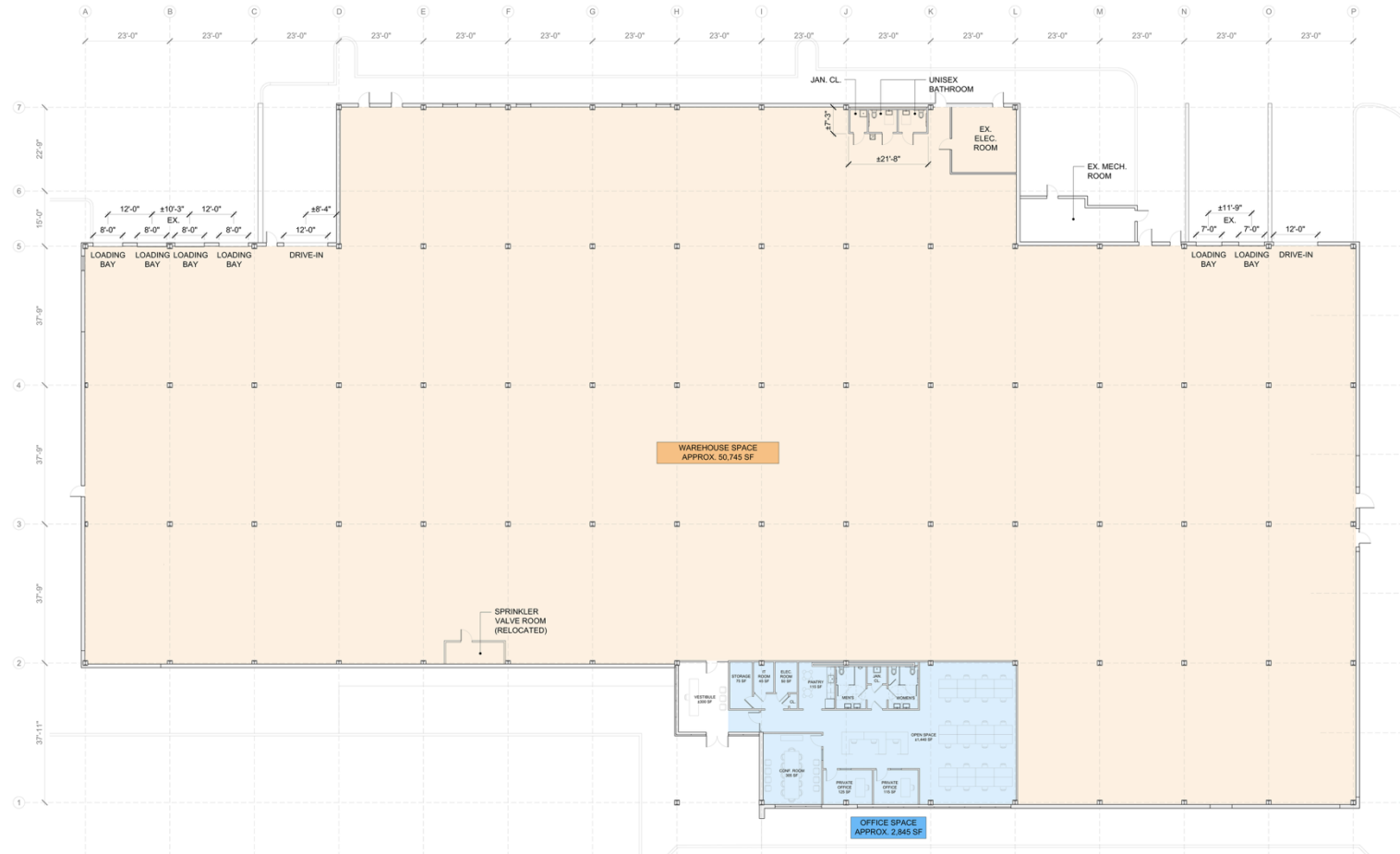
Existing First Floor Plan

Existing laboratory, research and development, office and warehouse configuration. Reproduced from architectural drawings. All dimensions and conditions approximate and subject to field verification.



Conceptual Demised Plan

Landlord to deliver the building with $\pm 2,845$ SF office along the Prospect Avenue frontage and the balance as open white boxed warehouse.



DELIVERY SCOPE

- Demolition of existing lab and R&D improvements
- New or restored warehouse floor
- Painted white walls
- New LED warehouse lighting

Conceptual only and not to scale. Final office size, location and configuration to be agreed with the tenant. All areas approximate and subject to field verification.

Survey

[illegible]

Aerial Photos

Drone imagery of 1200 Prospect Avenue and the surrounding Westbury industrial corridor.



Site context — subject building fronting Prospect Avenue.



Rear of property — service yard, loading and employee parking.

PROPERTY IMAGERY

Exterior Photos

Ground-level views of the building, parking fields and loading areas.



Front approach — landscaped parking off Prospect Avenue.



Primary facade and surface parking field.



Covered service entry and mechanical yard.



Rear loading — four docks plus drive-in.

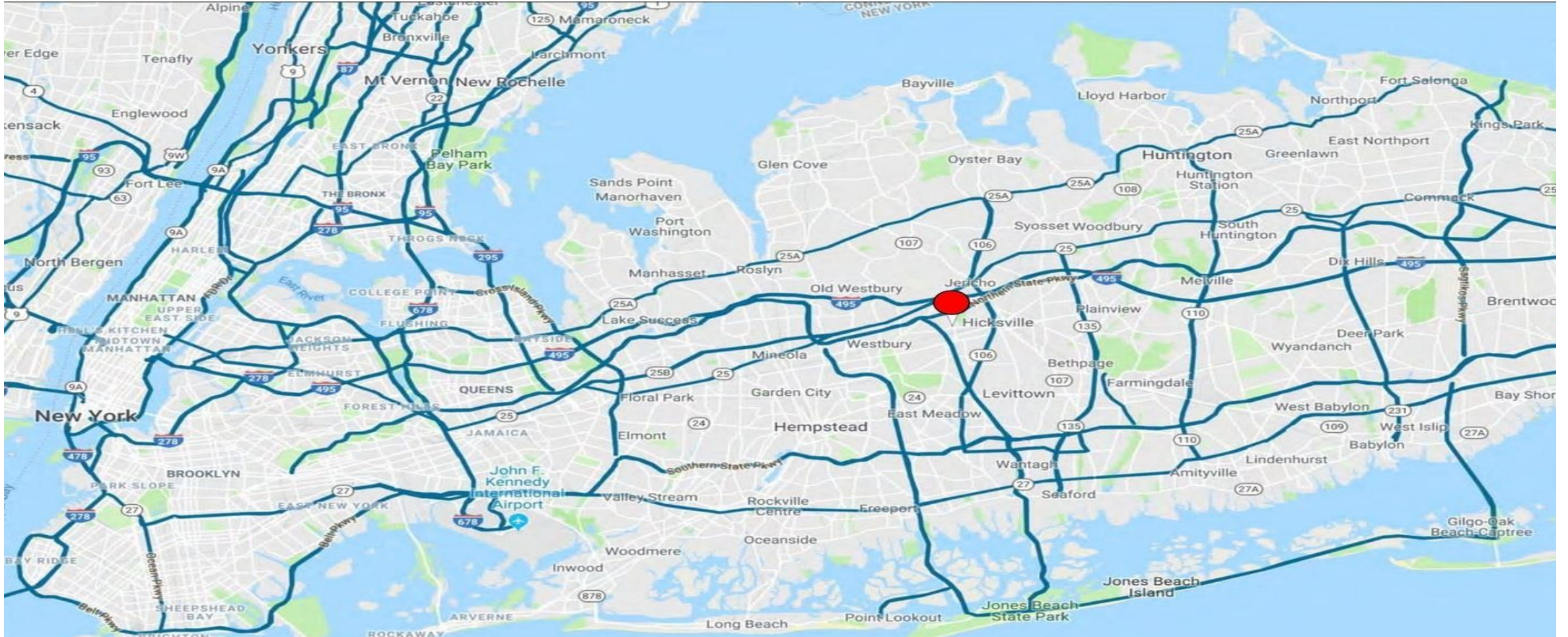
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LOCATION

Regional Access Map

Central Nassau County position with immediate access to the Long Island Expressway, Northern State Parkway, Meadowbrook State Parkway and the Long Island Rail Road.



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1200 Prospect Avenue | Westbury, New York 11590

FOR MORE INFORMATION

Exclusive Leasing Agents

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