



For Sale

20,000 SF

**Fully air-conditioned
Warehouse / manufacturing facility**

- 160 Terminal Drive is a 20,000 SF single-story building situated on a 1.1 acre site
- Located one block from the Long Island Expressway at Exit 46 and two blocks from Northern State Parkway at Exit 38 (Sunnyside Blvd.)
- **Reduced asking sale price: ~~\$4,500,000~~ \$3,950,000**

**160 Terminal Drive
Plainview, NY**

Max H. Omstrom

Associate

+1 631 962 2504

max.omstrom@am.jll.com

Thomas B. DiMicelli

Executive Vice President

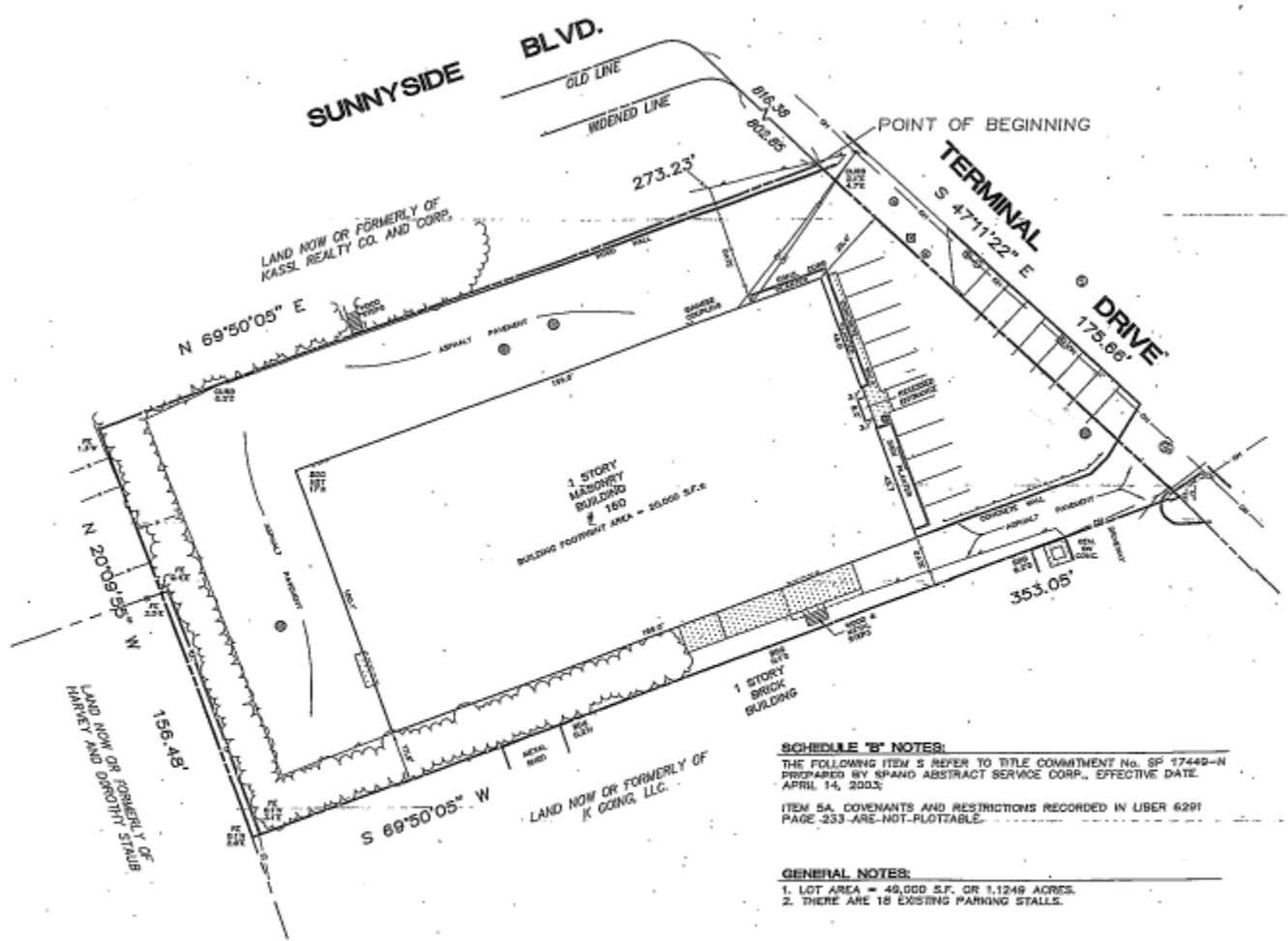
+1 631 962 2898

tom.dimicelli@am.jll.com



160 Terminal Drive | Plainview

Site plan



LEGEND

	CONCRETE CURB		DRAINAGE INLET / STRUCTURE
	DROP CURB		SIGN
	WALL		UTILITY POLE
	EDGE OF PAVEMENT		WATER VALVE
	OVERHEAD WIRES		FIRE HYDRANT
	CHAIN LINK FENCE		GAS VALVE
	STOCKADE FENCE		STRUCTURE - SANITARY
	CONCRETE		
	GUIDE RAIL		
	TREE LINE		
	GUY WIRE		

SCHEDULE "B" NOTES:

THE FOLLOWING ITEM S REFER TO TITLE COMMITMENT No. SP 17448-N PREPARED BY SPAND ABSTRACT SERVICE CORP., EFFECTIVE DATE APRIL 14, 2003.
 ITEM 5A. COVENANTS AND RESTRICTIONS RECORDED IN LIBER 6291 PAGE 233 ARE NOT PLOTTABLE.

GENERAL NOTES:

1. LOT AREA = 49,000 S.F. OR 1.1249 ACRES.
2. THERE ARE 18 EXISTING PARKING STALLS.

FLOOD ZONE NOTE:

THE PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARDOUS AREA ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 3605800165 F (PANEL NOT PRINTED), EFFECTIVE DATE APRIL 2, 1997.

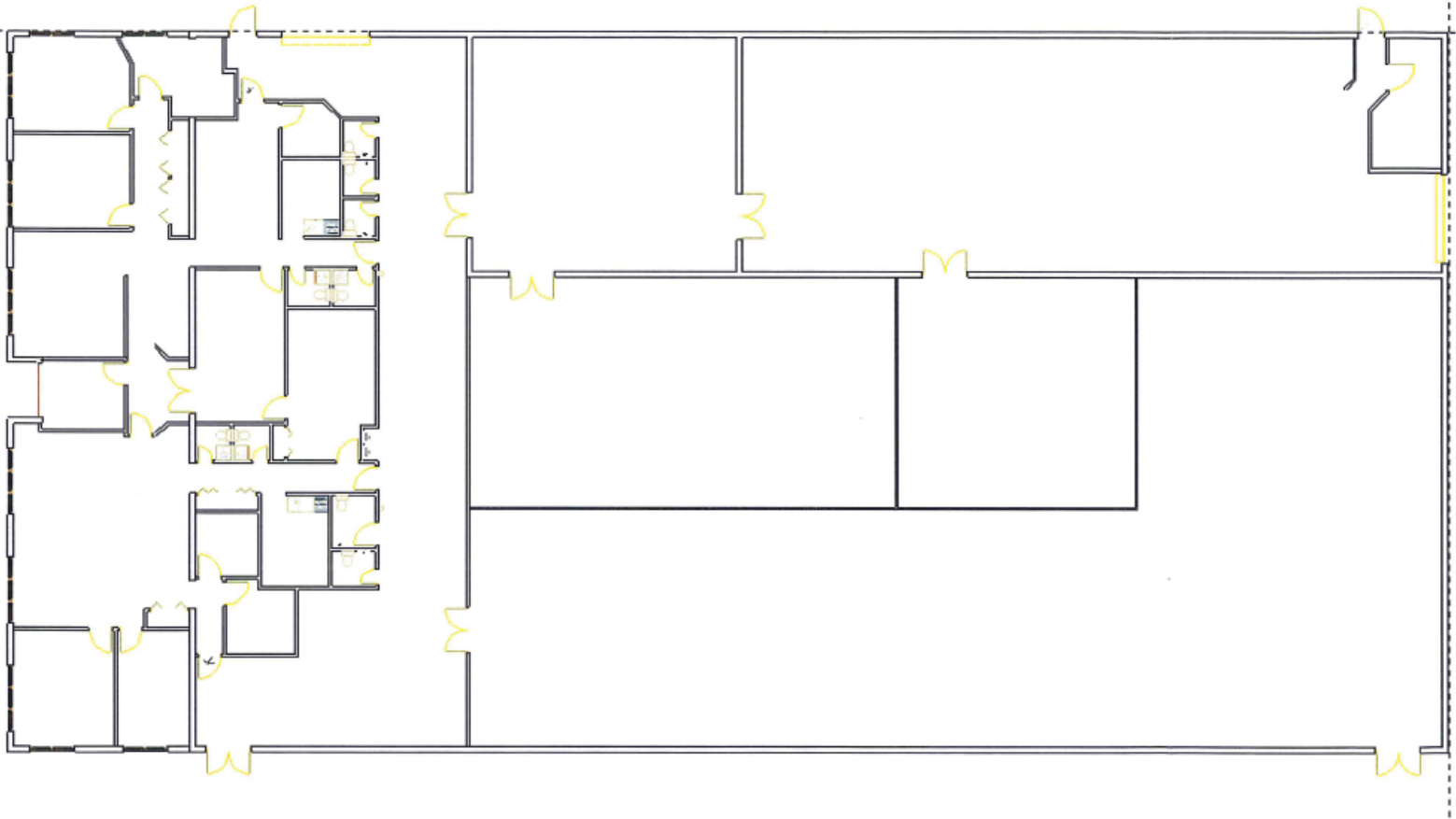
ZONING NOTES:

THE PROPERTY IS ZONED LIGHT INDUSTRY
 THE FOLLOWING IS A PARTIAL LIST OF ZONING REQUIREMENTS PRINTED IN THE CODE OF OYSTER BAY:
 MINIMUM FRONT YARD: 50 FEET
 MINIMUM SIDE YARD: NONE
 MINIMUM REAR YARD: 30 FEET
 MAXIMUM BUILDING COVERAGE: 50%
 MAXIMUM BUILDING HEIGHT: 50 FEET



160 Terminal Drive | Plainview

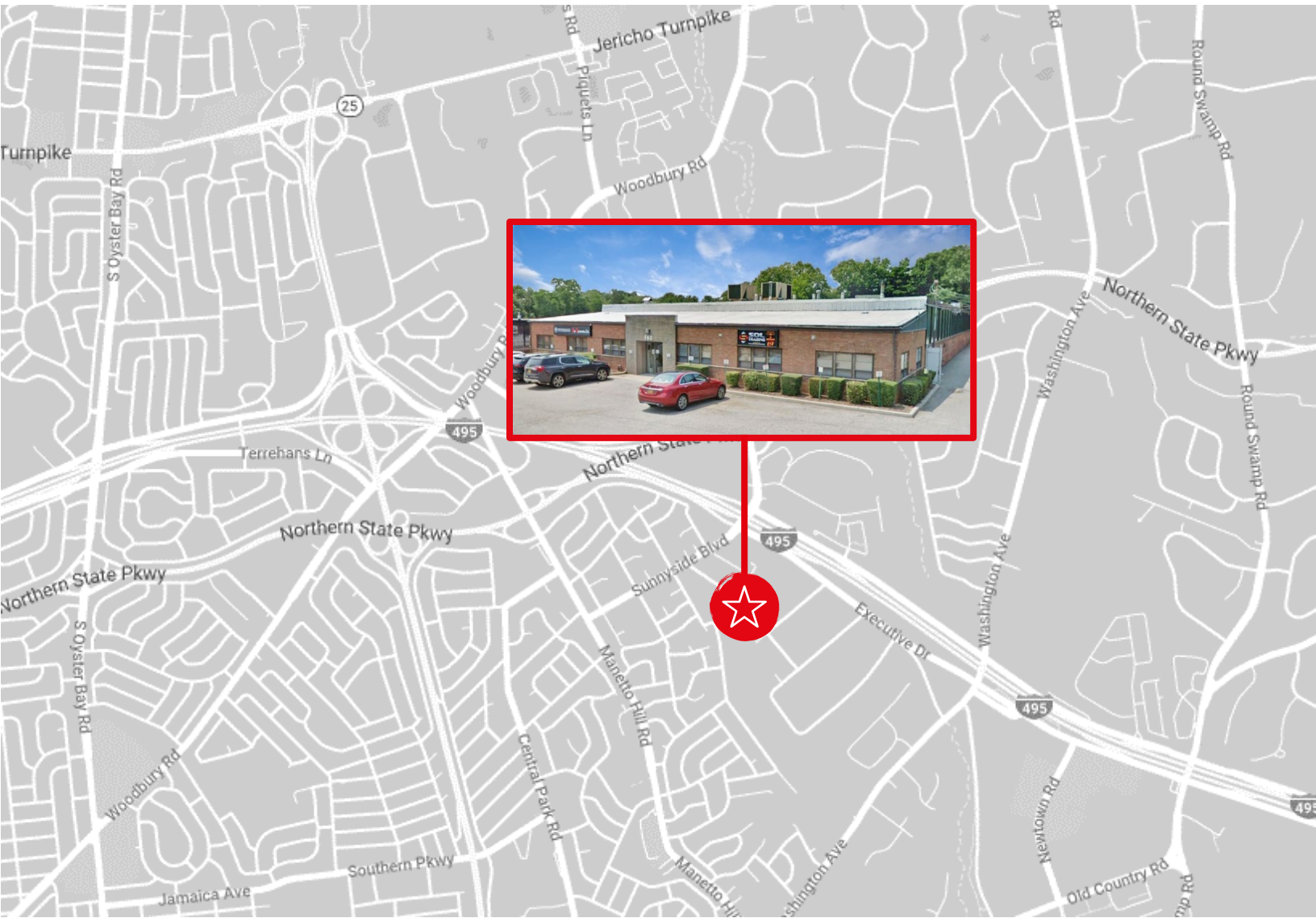
Floor plan



Building Specifications

Building size:	20,000 SF	Bathroom facilities:	4 bathrooms in office, 4 in warehouse
Office:	± 4,700 SF	Car parking:	51
Year built:	1961	Zoning:	Light Industrial (LI)
Construction:	Brick, block & steel	Gas & electric:	National Grid, PSEG
Sprinkler system:	Wet system	Sewers:	Yes
Ceiling height:	14' clear	Town/County:	Town of Oyster Bay/Nassau County
Column spacing:	33' x 25'	RE Taxes:	\$92,318.58 (\$4.61 PSF)
Loading:	2 position loading dock 1 drive in (12' x 12')	Comments:	<ul style="list-style-type: none">• Can be delivered with tenant occupying ±10,000 SF or vacant• Occupancy arranged
Air conditioned:	Fully		
Power:	400 Amps, 3 Phase @ 120/240V		

160 Terminal Drive | Plainview Map



Contacts

Max H. Omstrom

Associate

+1 631 962 2504

max.omstrom@am.jll.com

Thomas B. DiMicelli

Executive Vice President

+1 631 962 2898

tom.dimicelli@am.jll.com