



Island Associates Real Estate Inc.

We create value

For Sale
75 Windsor Ave.,
Mineola, NY



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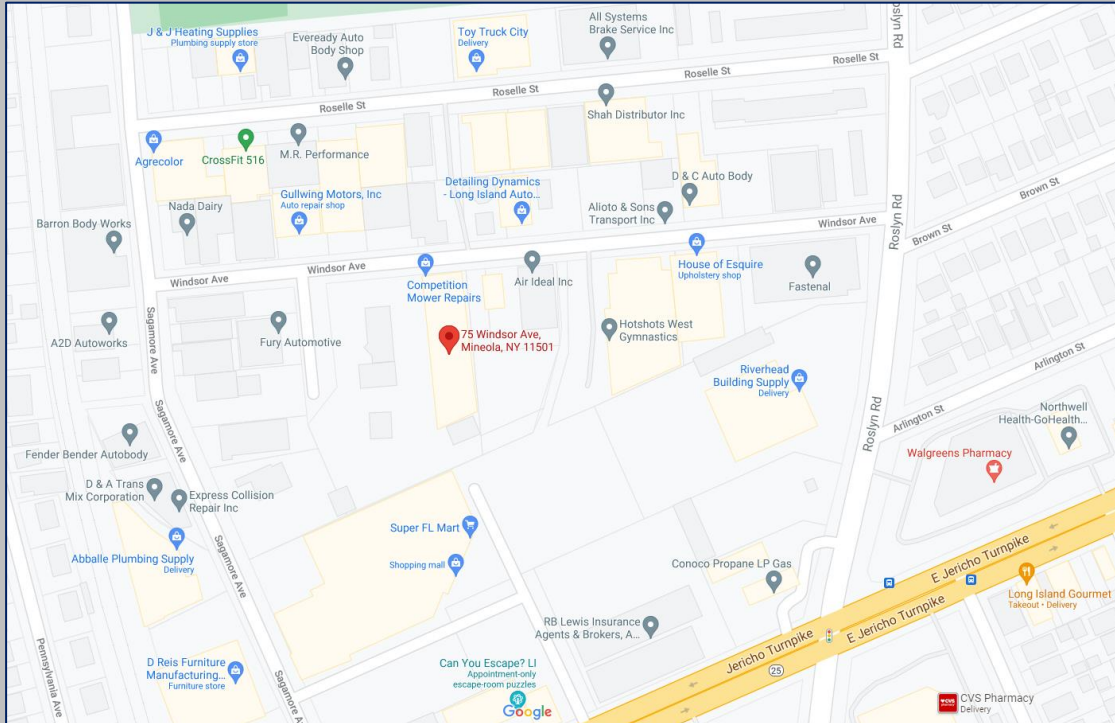
13,000 SF Industrial Warehouse on 2 Acres

Price: \$13,000,000

CAP: 6.5%

Taxes: +/- \$110,000.00

NOI: \$850,000.00



- ❖ Multi Use or Multi-Purpose approved for outdoor Storage
 - ❖ Can be delivered empty
- ❖ Perfect for Storage, warehousing, industrial , light manufacturing, automotive
 - ❖ Docks - 12 Tot./11' w x 11' h
 - ❖ 14' Ceiling Height
 - ❖ 2,000 SF Dedicated Office
 - ❖ 12 Parking Spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Population	27,791	152,083	454,871
Average HH Income	\$137,577	\$154,136	\$141,300

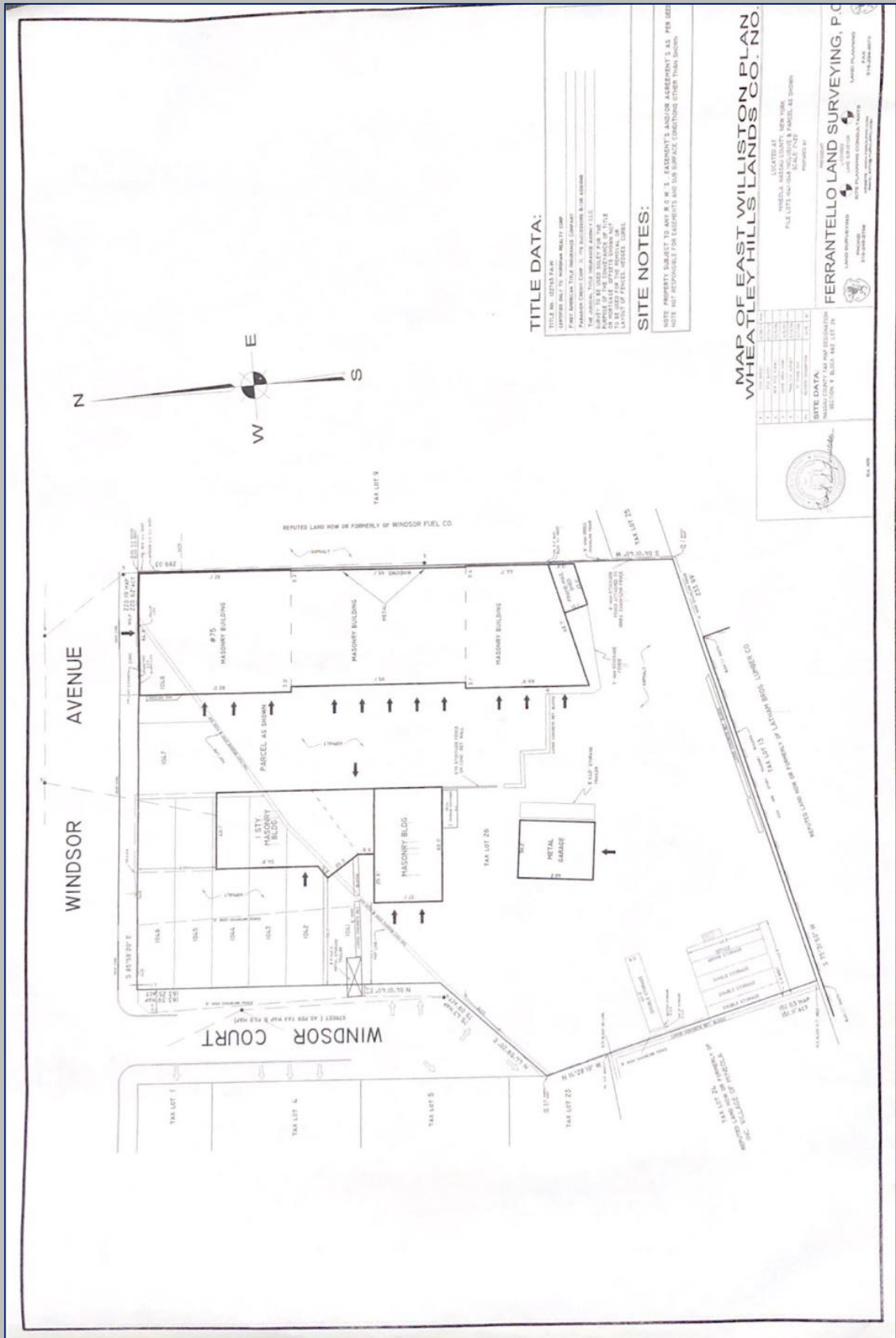
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Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

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