

## MAJOR PRICE REDUCTION!!!

**Conceptual Rendering of a Column Free 18,000sf Building for Sports or Industrial Use**



**\*Rendering Not to Scale as well not necessarily to code it was not created by architect. If interested seek assistance from licensed local Architect**

### Property Description:

**For More Information Contact Exclusive Broker:**

- 1.28 Acre lot + Additional Potential lot in blue
- Zoned I-2
- ¼ Mile to Route 110
- Median Household Income \$141,232/annual
- Possible Uses: Warehouse, Office, Commercial, Resi

**MARIO ASARO**  **SIO**

PRESIDENT/ BROKER

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**Sale Pricing: \$2,395,000**

**NOW: \$2,150,000**

**See Page 2 Land Deal Only with Existing House**



Conceptual - Not to Scale -  
Possibly Not to Code or Feasible!

**22ft Clear Column Free  
18,000sf Building**





**Building is ready for  
shipment at this price!**

**Price does not include  
installation and site work.**

QUOTE #	1302023385
BUILDING TYPE	Toro - MP
REVISION DATE	

INSTALLATION SITE
(Site TBD), NY
18,000 sq ft

BUILDING SPECIFICATIONS				
USAGE		Storage Building	<ul style="list-style-type: none"> <li>IBC- 2021(NY) category two</li> <li>30 PSF snow load</li> <li>140 MPH wind speed</li> <li>4 PSF uniform collateral load</li> <li>Seismic per IBC</li> </ul> <div>❖ CLEAR-SPAN</div> <ul style="list-style-type: none"> <li>✓ Stamped building drawings included.</li> <li>✓ Stamped reactions and calcs included.</li> </ul>	
WIDTH		100'		
LENGTH		180'		
EAVE HEIGHT		20'= 24'2"		
ROOF PITCH		1:12		
OVERHEAD DOORS	End Wall B	(1) 10x10 (2) 12x14		
	End Wall D	None		
FRAMED OPENINGS	Side Wall A	(3) walk doors		
	Side Wall C	None		
SERVICE DOORS	Complete/Insul.	None		
WINDOWS	Frame Kits	None	<b>TERMS</b> 25% fabrication deposit (protects price). Balance due 14 days prior to shipment.	
INSULATION	Roof Walls	R30 R19		
INT. STEEL LINER	Roof Walls	None None		
GUTTERS & DOWNS		Full Building		
ROOF TYPE		26-ga		
WALL TYPE	Screw-Down	26-ga PBR	<b>BUILDING PRICE</b>	<b>\$520,250.00</b>
OVERHANG		None	<b>FREIGHT</b>	<b>Included</b>
VENTILATION		None		
<b>COLORS</b>			<b>SUB-TOTAL</b>	<b>\$520,250.00</b>
WALLS	Polar White		<b>SALES TAX</b>	<b>TBD</b>
TRIM	Polar White			
ROOF	Galvalume Plus		<b>GRAND TOTAL (USD)</b>	<b>TBD</b>
STRUCTURAL STEEL	Gray Primer			









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150 Broadhollow Rd. Suite 315 Melville, NY 11747

## Consumer Spending Details

Radius	2 mile			5 mile			
^ Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending
^ Apparel	\$8,707,261	\$2,149	\$758	\$194,332,687	\$2,226	\$723	\$752,614,231
Women's Apparel	\$3,573,812	\$882	\$311	\$77,407,256	\$887	\$288	\$299,025,675
Men's Apparel	\$1,867,999	\$461	\$163	\$41,403,575	\$474	\$154	\$160,755,726
Girl's Apparel	\$554,858	\$137	\$48	\$13,201,686	\$151	\$49	\$51,395,975
Boy's Apparel	\$393,519	\$97	\$34	\$9,379,537	\$107	\$35	\$36,416,749
Infant's Apparel	\$314,929	\$78	\$27	\$7,862,780	\$90	\$29	\$30,557,282
Footwear	\$2,002,144	\$494	\$174	\$45,077,853	\$516	\$168	\$174,462,824
^ Entertainment, Hobbies & P...	\$25,292,692	\$6,242	\$2,201	\$525,903,374	\$6,025	\$1,957	\$2,032,073,921
Entertainment	\$2,868,616	\$708	\$250	\$64,327,768	\$737	\$239	\$248,970,745
TV, Radio & Sound Equipment	\$5,405,003	\$1,334	\$470	\$114,682,207	\$1,314	\$427	\$440,607,609
Reading Material	\$456,354	\$113	\$40	\$8,797,741	\$101	\$33	\$33,888,705
Pets, Toys, Hobbies	\$4,416,268	\$1,090	\$384	\$92,762,876	\$1,063	\$345	\$361,211,773
Personal Items	\$12,146,451	\$2,998	\$1,057	\$245,332,782	\$2,811	\$913	\$947,395,089
^ Food & Alcohol	\$45,750,153	\$11,291	\$3,982	\$984,584,238	\$11,280	\$3,664	\$3,814,215,354
Food at Home	\$22,934,696	\$5,660	\$1,996	\$509,315,013	\$5,835	\$1,895	\$1,968,034,487
Food Away From Home	\$19,294,219	\$4,762	\$1,679	\$403,606,987	\$4,624	\$1,502	\$1,566,220,022
Alcoholic Beverages	\$3,521,238	\$869	\$306	\$71,662,238	\$821	\$267	\$279,960,845
^ Household	\$33,714,656	\$8,320	\$2,934	\$696,446,187	\$7,979	\$2,592	\$2,696,469,581
House Maintenance & Repair	\$6,753,259	\$1,667	\$588	\$147,560,281	\$1,691	\$549	\$568,405,334
Household Equipment/Furniture	\$11,798,850	\$2,912	\$1,027	\$243,461,992	\$2,789	\$906	\$940,560,976
Household Operations	\$10,151,410	\$2,505	\$883	\$209,125,720	\$2,396	\$778	\$813,005,223
Housing Costs	\$5,011,137	\$1,237	\$436	\$96,298,194	\$1,103	\$358	\$374,498,048
^ Transportation & Maintenance	\$43,617,056	\$10,764	\$3,796	\$956,624,799	\$10,960	\$3,560	\$3,714,695,179
Boats & Outboard Motor	\$20,255,902	\$4,999	\$1,763	\$460,741,550	\$5,279	\$1,715	\$1,799,737,028
Vehicle Expenses	\$1,575,531	\$389	\$137	\$31,434,602	\$360	\$117	\$120,028,268
Gasoline	\$9,354,917	\$2,309	\$814	\$209,936,308	\$2,405	\$781	\$813,146,882
Transport	\$6,970,586	\$1,720	\$607	\$138,583,895	\$1,588	\$516	\$532,458,154
Auto Maintenance, Repair & ...	\$5,460,120	\$1,348	\$475	\$115,928,444	\$1,328	\$431	\$449,324,847
^ Health Care	\$8,814,044	\$2,175	\$767	\$181,288,870	\$2,077	\$675	\$702,423,186
Medical Services	\$5,354,533	\$1,321	\$466	\$109,559,270	\$1,255	\$408	\$425,732,854
Medical Supplies	\$973,239	\$240	\$85	\$20,139,362	\$231	\$75	\$77,503,997
Prescription Drugs	\$2,486,272	\$614	\$216	\$51,590,238	\$591	\$192	\$199,186,335
^ Education & Daycare	\$15,600,803	\$3,850	\$1,358	\$307,434,285	\$3,522	\$1,144	\$1,196,550,921
Total Specified Consumer S...	\$181,496,665	\$44,792	\$15,796	\$3,846,614,440	\$44,069	\$14,315	\$14,909,042,373

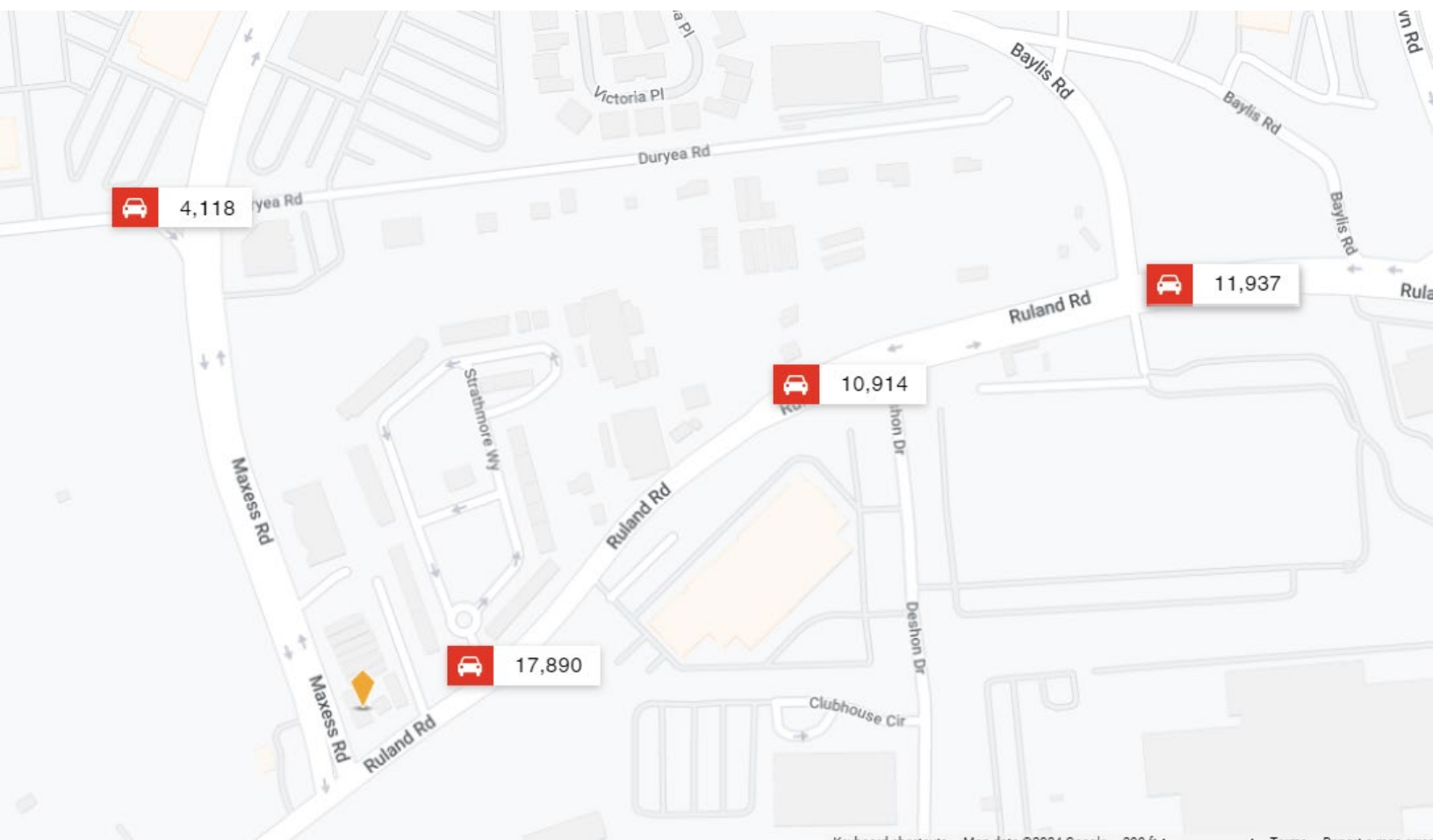
## Population

	2 mile	5 mile	10 mile
2020 Population	11,736	278,608	1,082,653
2024 Population	11,490	268,709	1,040,428
2029 Population Projection	11,328	263,572	1,019,403
Annual Growth 2020-2024	-0.5%	-0.9%	-1.0%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.4%
Median Age	46.8	42.4	42.1
Bachelor's Degree or Higher	61%	42%	42%
U.S. Armed Forces	0	169	467

## Households

	2 mile	5 mile	10 mile
2020 Households	4,230	91,027	349,022
2024 Households	4,052	87,286	333,500
2029 Household Projection	3,978	85,503	326,332
Annual Growth 2020-2024	-0.2%	-0.2%	-0.2%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Owner Occupied Households	3,090	69,990	268,259
Renter Occupied Households	887	15,513	58,072
Avg Household Size	2.6	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$181.5M	\$3.8B	\$14.9B





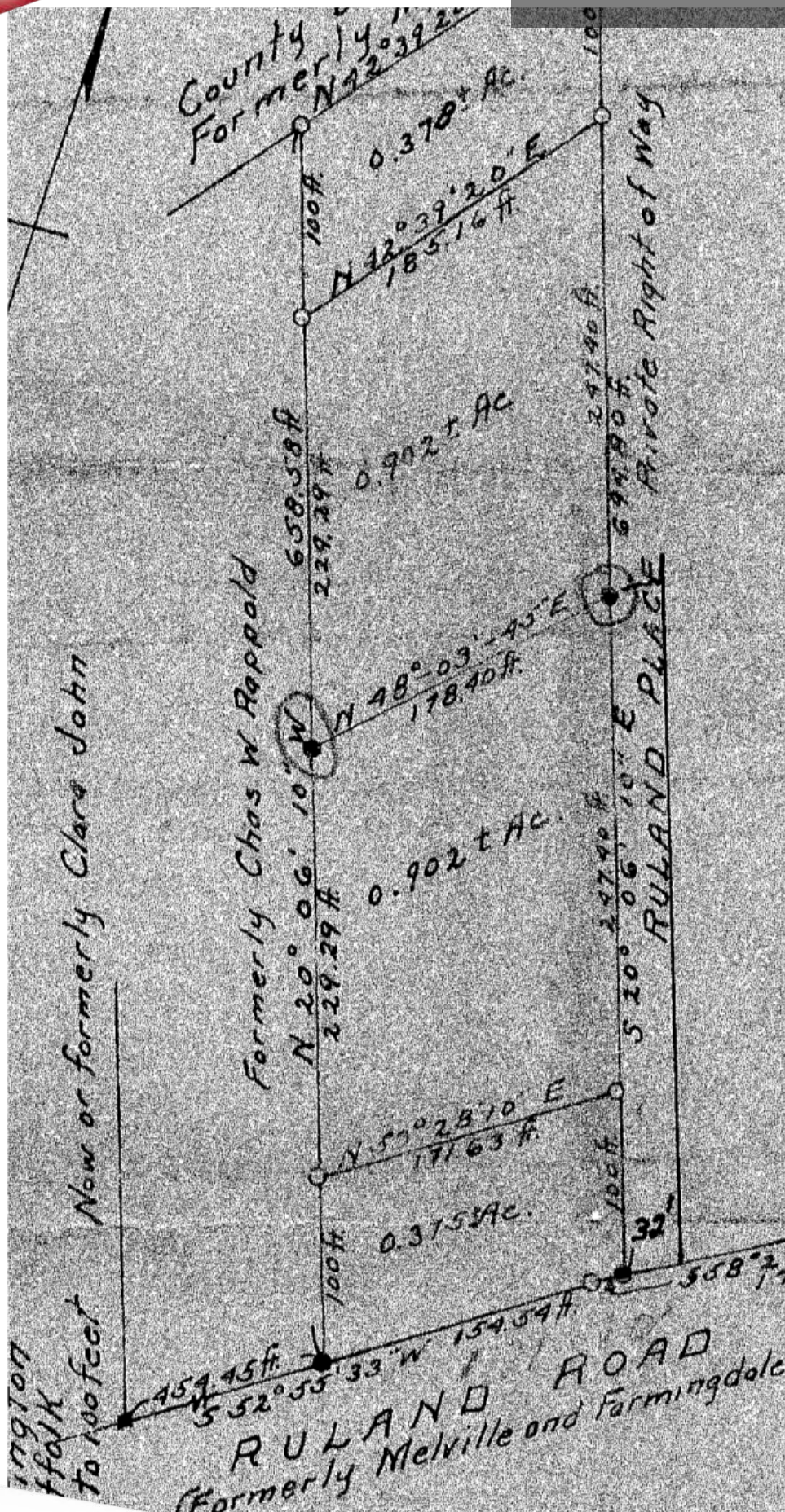
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