

A CUSHMAN & WAKEFIELD **LONG ISLAND INDUSTRIAL ADVISORY TEAM** EXCLUSIVE LISTING

# 45 ST JOHNS PLACE

FREEPORT, NY

**FOR SALE** | 8,780 SF INDUSTRIAL WAREHOUSE







# PROPERTY OVERVIEW

<b>BUILDING SIZE:</b>	± 8,780 SF
<b>OFFICE SF:</b>	± 900 SF
<b>PLOT SIZE:</b>	± 0.34 AC
<b>CEILING HEIGHT:</b>	13' Clear
<b>DRIVE-INS:</b>	1 Drive-In
<b>PARKING:</b>	10 Car Stalls
<b>POWER:</b>	600 Amps 280V 3 Phase
<b>HEAT:</b>	Gas
<b>REAL ESTATE TAXES:</b>	\$28,223.60 per Annum. or \$3.21 PSF
<b>SALE PRICE:</b>	Upon Request

## PROPERTY HIGHLIGHTS

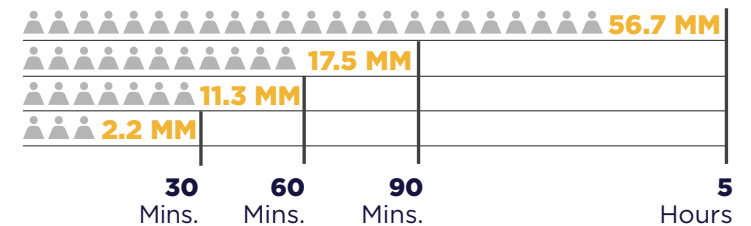
- Fully air-conditioned facility
- Low-cost Freeport power
- Building in excellent condition
- Electric well distributed throughout
- Across from large municipal parking lot
- Resurfaced parking lot in 2022



# HIGHLY CONNECTED & ACCESSIBLE



## Drive Time Populations



## Drive Times

Long Island Railroad's Freeport Station	0.3 Mile
Long Island Expressway/Interstate 495	11.8 miles
Queens	13.2 Miles
John F. Kennedy Airport	16.2 miles
Brooklyn	20 Miles
LaGuardia Airport	26 Miles
Manhattan	30.5 Miles
Port Newark-Elizabeth Marine Terminal	50.2 Miles



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# INDUSTRIAL WAREHOUSE FOR SALE



## CONTACT

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