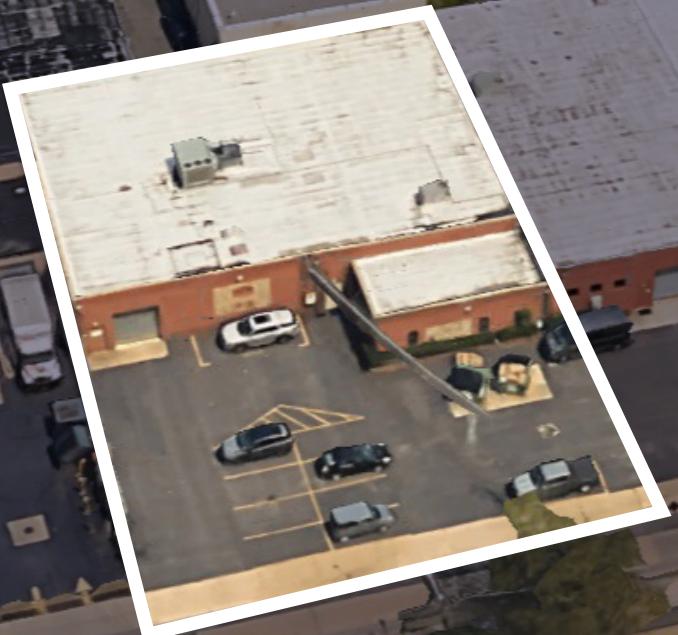


A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM EXCLUSIVE LISTING

45 ST JOHNS PLACE

FREEPORT, NY

FOR SALE | 8,780 SF INDUSTRIAL WAREHOUSE





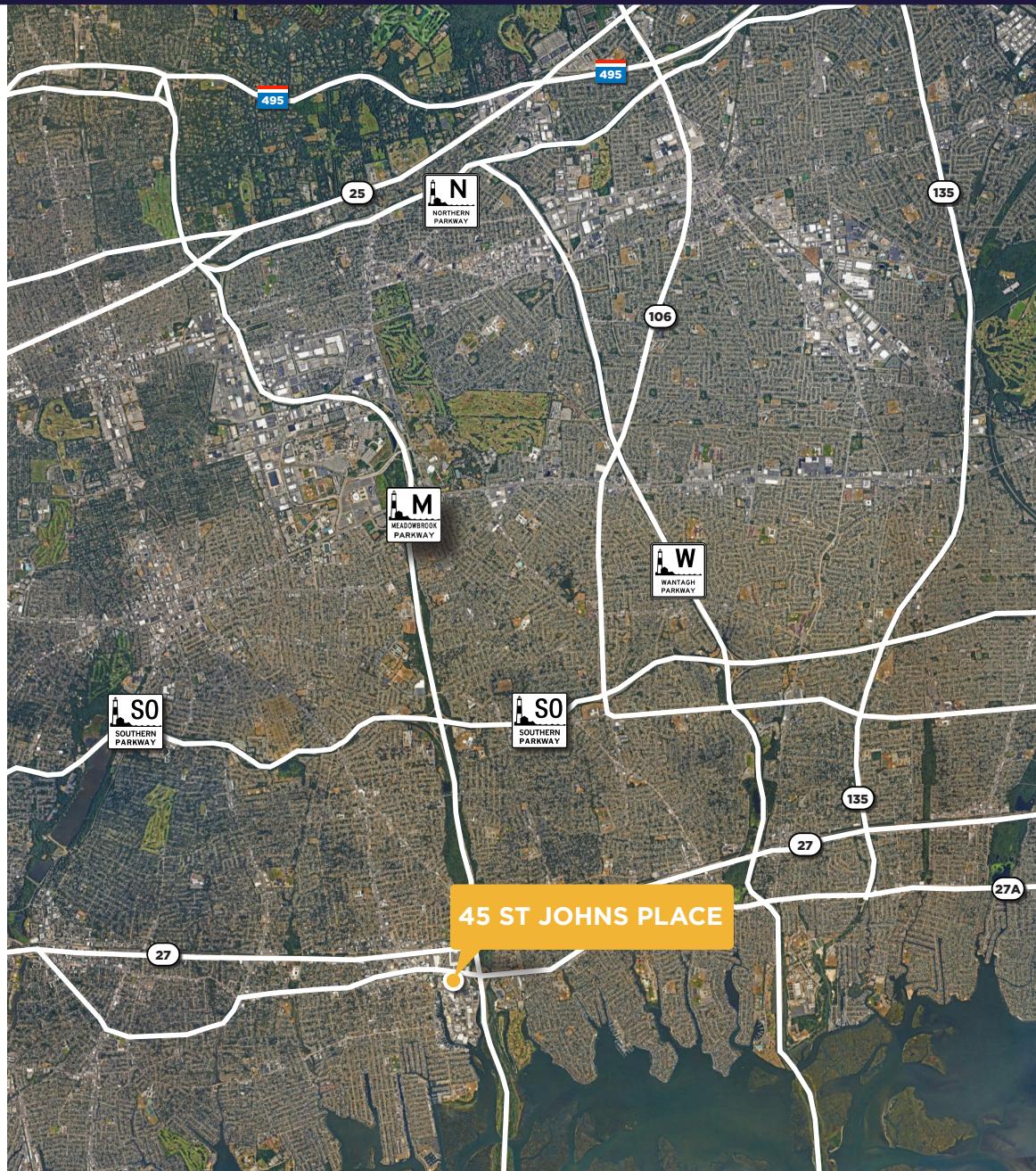
PROPERTY OVERVIEW

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

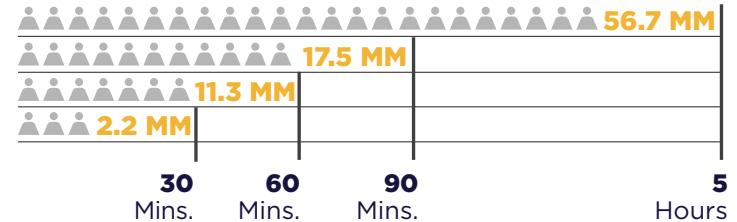
PROPERTY HIGHLIGHTS

- 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

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM EXCLUSIVE LISTING

INDUSTRIAL WAREHOUSE FOR SALE



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