



FOR SALE: 12,000sf Industrial Building 400 Carlls Path Deer Park, NY

Property Description

- +/- 12,000sf Industrial Building plus 1,729sf Expansion Bldg. with Office | Restroom | Kitchen
- .62 Acre Site
- +/- 14' Clear
- +/- 30% Office Space
- Office Space is divided with a Separate Entrance, allowing for an 800sf Office Rental
- +/- 20 Car Parking
- Fenced-in Yard backs up to LIRR
- 1 Drive-in Door
- 1 Loading Dock
- Gas Heat
- 400 Amps
- Fully Sprinklered
- HVAC
- Roof - 2015
- New Coating Applied - 2021
- Close to all Major Highways

For More Information Contact Exclusive Broker:

MARIO ASARO  **SIOR**

PRESIDENT / BROKER

- 📞 Cell: 631.553.7329
- ☎ Office: 631.694.3500 Ext 301
- ✉ masaro@industryone.com
- 🏠 Industry One Realty Corp
150 Broadhollow Rd Suite 315
Melville, NY 11747

Current Expenses:

- 2023 Taxes: \$47,571.

Sale Price: \$2,980,000

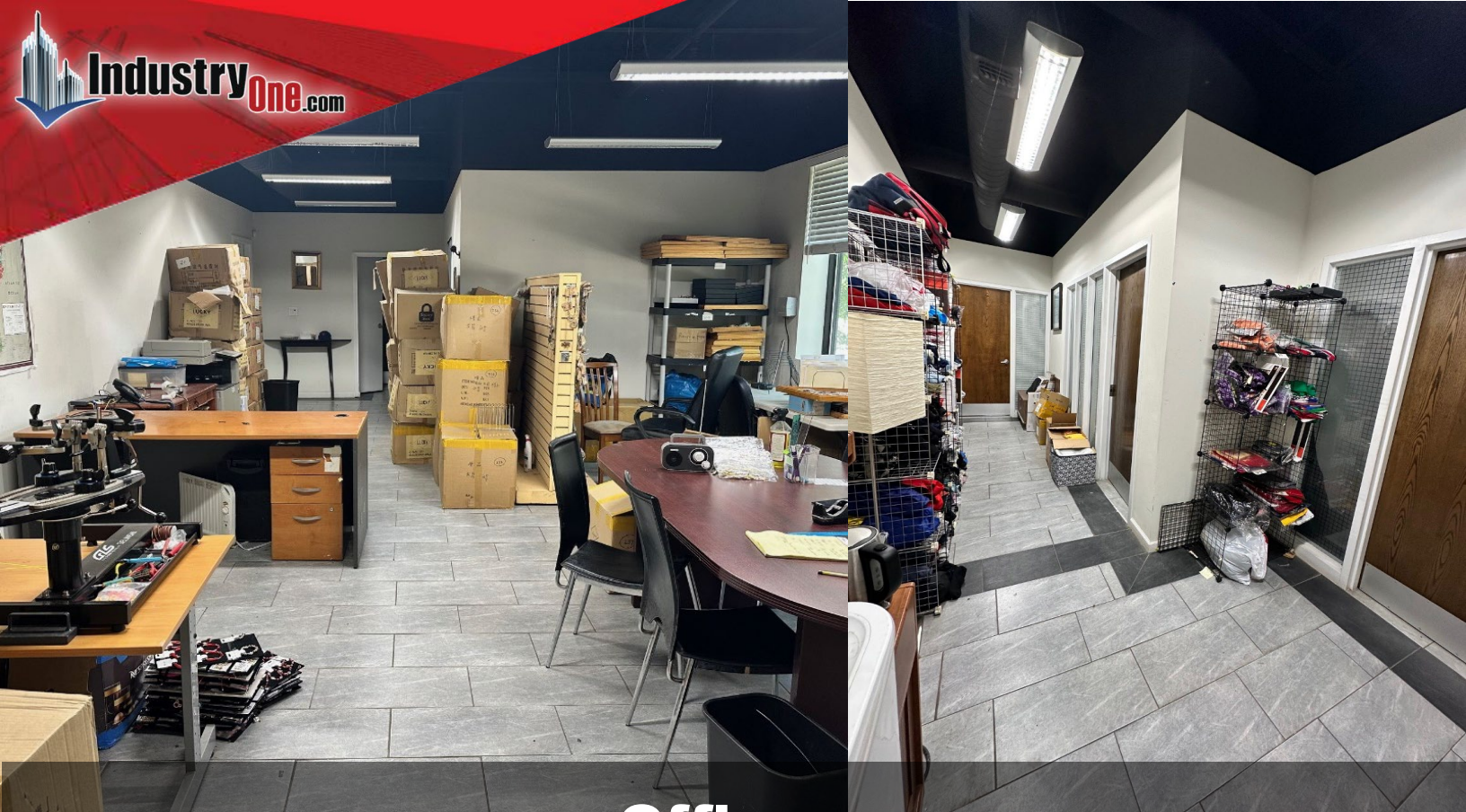
**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



Warehouse





Offices



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.



Drive-In & Loading Dock



**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**
*All information is from sources deemed reliable, and is submitted subject to
errors, omissions, change of price, rental, prior sale and withdrawal without notice.*