

**FOR SALE**



**ASKING PRICE: \$5,300,000**

**PROPERTY DETAILS:**



<b>BUILDING SIZE:</b>	<b>+/- 20,000 SF</b>
<b>LOT SIZE:</b>	<b>+/- 1.20 ACRES</b>
<b>PARCEL ID:</b>	<b>0500-113.00-02.00-040.000</b>
<b>ZONING:</b>	<b>IND1 (LIGHT INDUSTRIAL)</b>
<b>OFFICE SPACE:</b>	<b>+/- 1,900 SF</b>
<b>CEILING HT:</b>	<b>+/- 14' CLEAR</b>
<b>LOADING:</b>	<b>1 (10'x12') DRIVE IN / 1 DOCK</b>
<b>HEAT:</b>	<b>OIL</b>
<b>POWER:</b>	<b>800 AMPS</b>
<b>PARKING:</b>	<b>AMPLE</b>
<b>RE TAXES (2025/26):</b>	<b>\$52,007.33 /Yr</b>

**INDUSTRIAL BUILDING**

**THIS FENCED-IN PROPERTY IS NESTLED AWAY IN AN INDUSTRIAL AREA NORTH OF PINE AIRE DR. AND EAST OF SAGTIKOS PKWY WITH ACCESS TO SAGTIKOS PKWY AND LONG ISLAND EXPY VIA CROOKED HILL RD. AND 5TH AVE./WICKS RD. CLOSE PROXIMITY TO BRENTWOOD AND DEER PARK LIRR STATIONS.**

For further information or to arrange an inspection, please contact broker(s):

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