

REDUCED LEASE PRICE!

FOR SALE OR LEASE

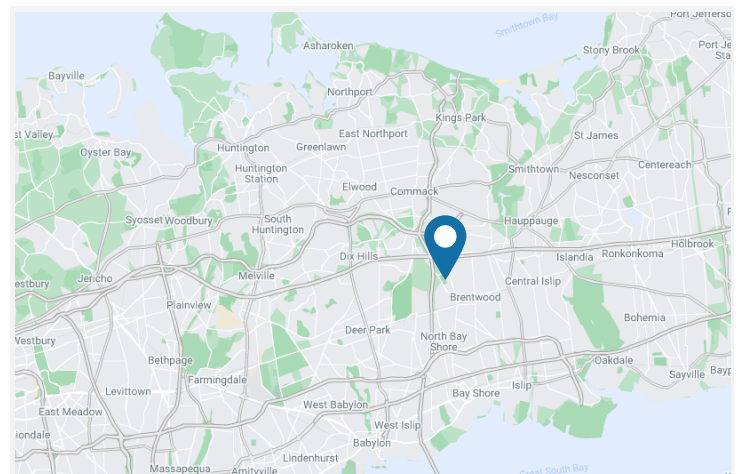
355 Crooked Hill Road, Brentwood, New York 11717

Property Specifics

- Building Size: 80,000 SF
- 6,000 SF Office Space
- Lot Size: 4.90 Acres
- Availability: Immediate
- Ceiling Height: 17' Clear
- Loading: 4 Dock Doors / 1 Drive-In
- Power: 2,000 Amps
- Sprinklered: Fully
- Western Suffolk Location
- Located Minutes from Long Island Expressway (Exit 53) and Sagtikos Parkway
- Large Rear Yard
- **Sale price: \$22,500,000**
- **Lease price: ~~\$14.50 PSF NNN~~ \$11.95 PSF NNN**

Recent Improvements

- Refurbished Office and White-Boxed Warehouse
- Removal of Non-Structural Warehouse Walls
- 20-Year Warranty on Roof
- Refreshed & Restriped Asphalt Surfaces



Western Suffolk County Submarket

For Additional Information:

Max Omstrom
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Doug Omstrom
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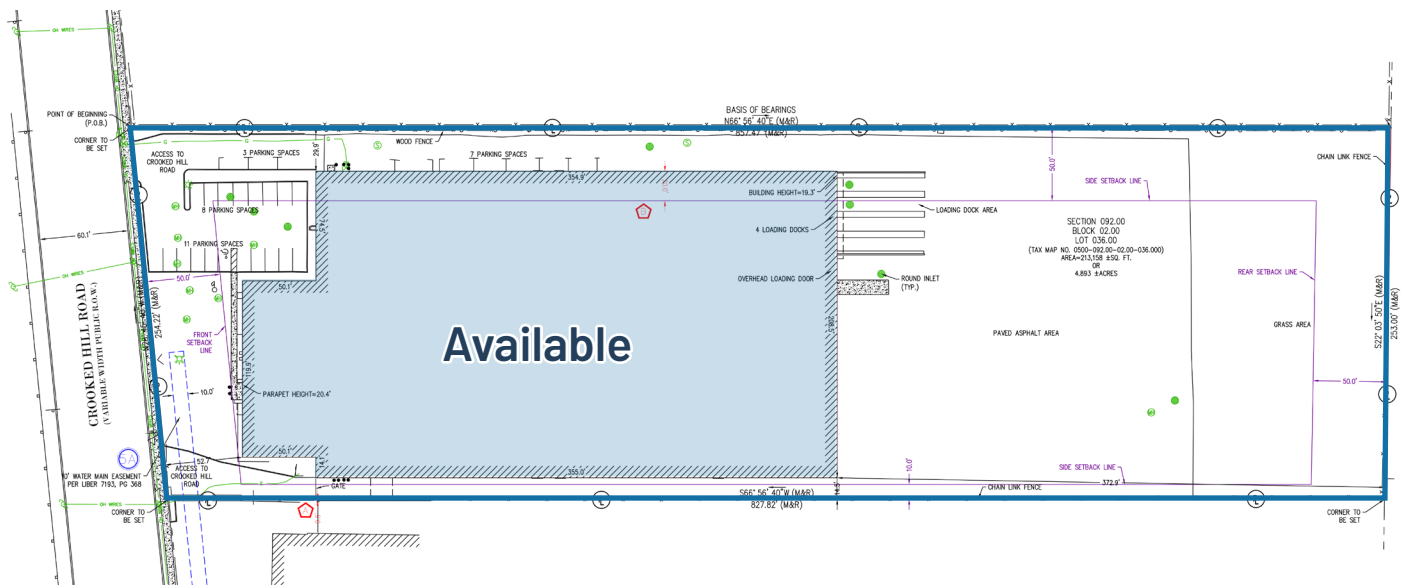
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AERIAL



SURVEY



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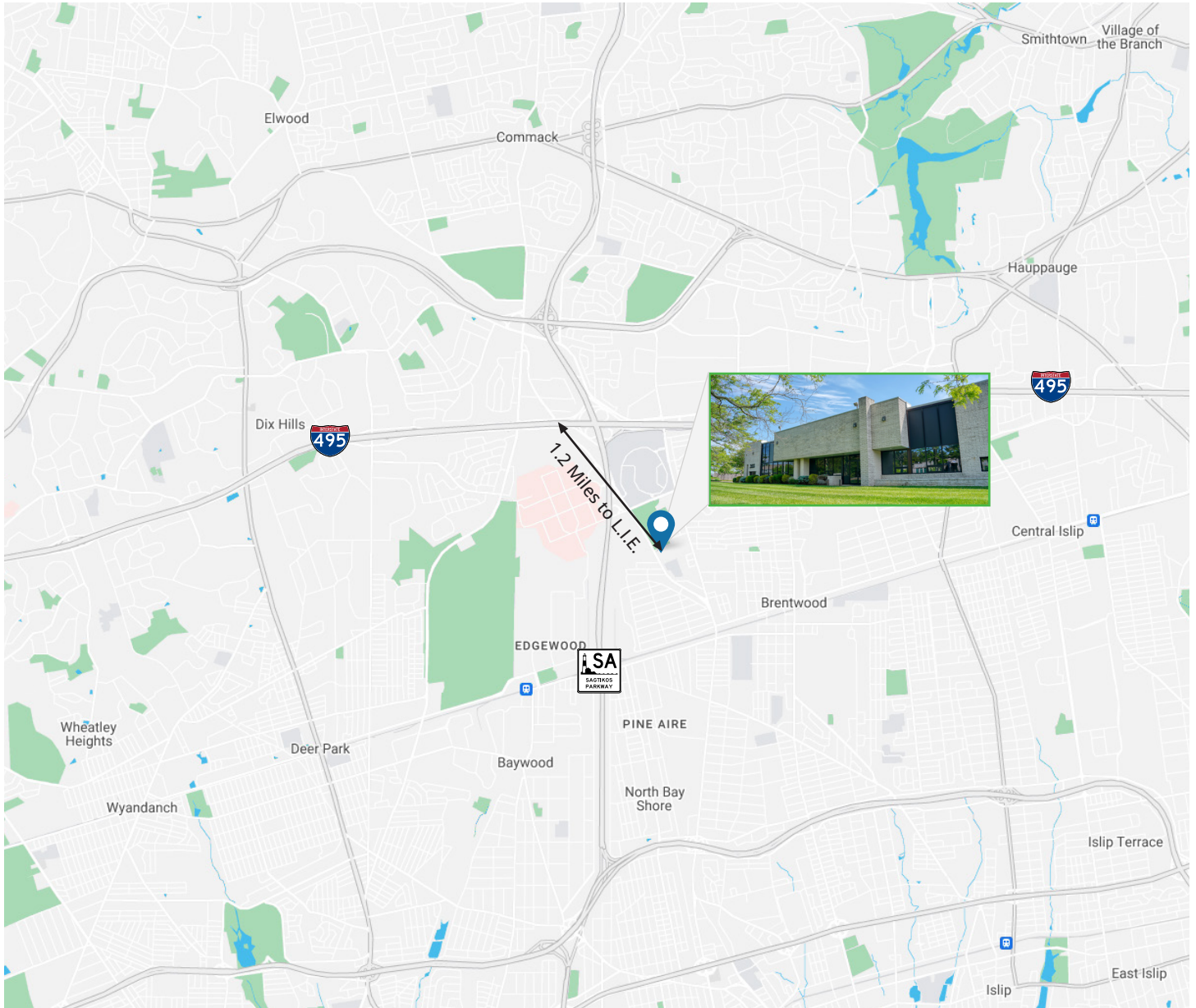
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LOCATION



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