



Industrial Property For Sale, Available: 42,500 sq. ft.
69-07 69th Pl, Glendale



Specifications:

Building Size: 42,500 sq. ft.
Lot Size: 1.11 Acres
Office Space: 2,600 sq. ft.
Ceiling Height 1: 20.0'
Ceiling Height 2: 18.0'
Loading: 4 Dock(s), 1 Drive-in(s)
Power: 1,200 amps
A/C: 10,000 + Offices
Sewers: Yes

Pricing and Timing:

Occupancy: Immediately
Sale Price: \$13,900,000
 (\$327.07/sq. ft.)
Taxes: \$139,759.00 (\$3.28/sq. ft.)

Mfg./Distribution facility • Available rail siding in close proximity to NY & Atlantic Railway yard •
 +/-8,350/sf fenced yard, LED lighting, floor drains • +/-3 miles to LIE exit 19, 6 miles to Manhattan •
 10,000/sf of air conditioned warehouse/mfg space



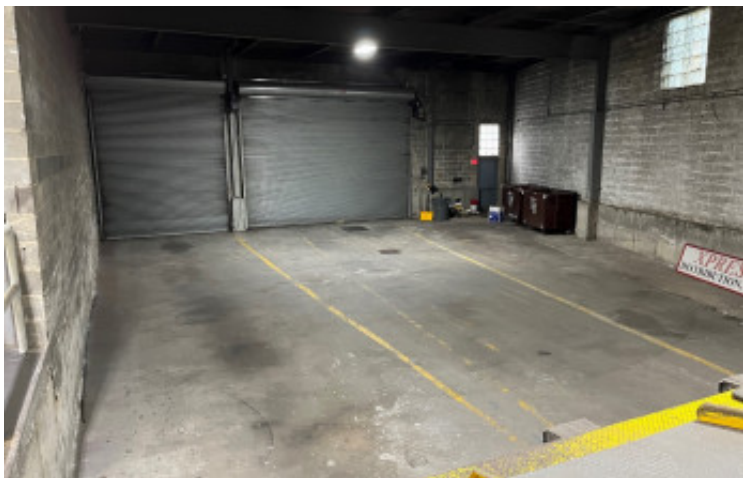
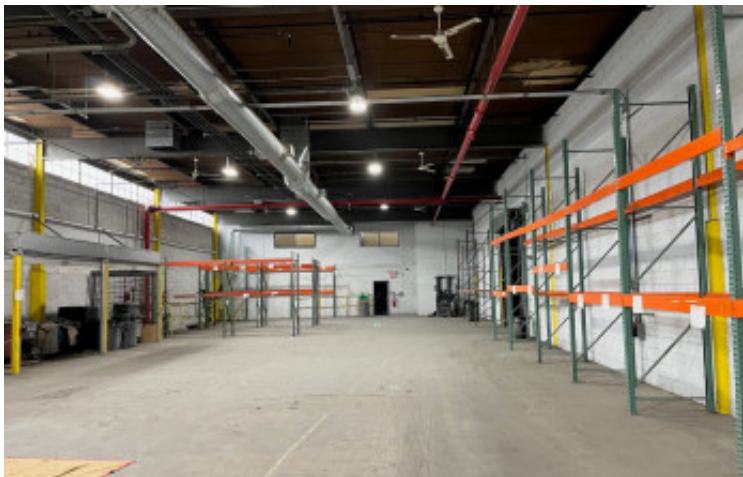
Philip Shwom
 SIOR, CCIM, President
 631-786-4422 (cell)
 631-293-3700 x39
 ps@schackerrealty.com
 Real Estate Broker



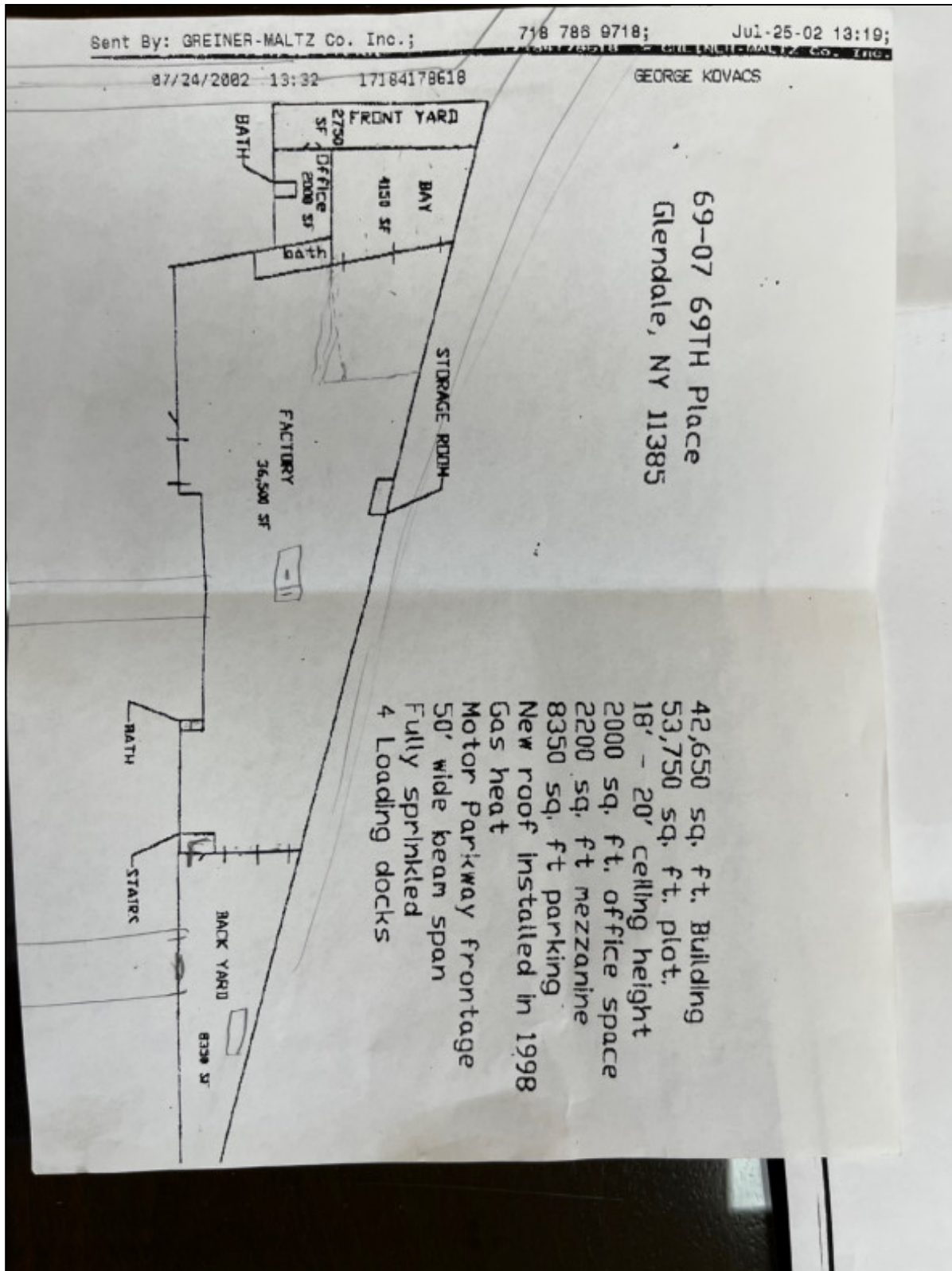
James Parnes
 RE Salesperson
 516-732-7864 (cell)
 631-293-3700 x45
 jp@schackerrealty.com



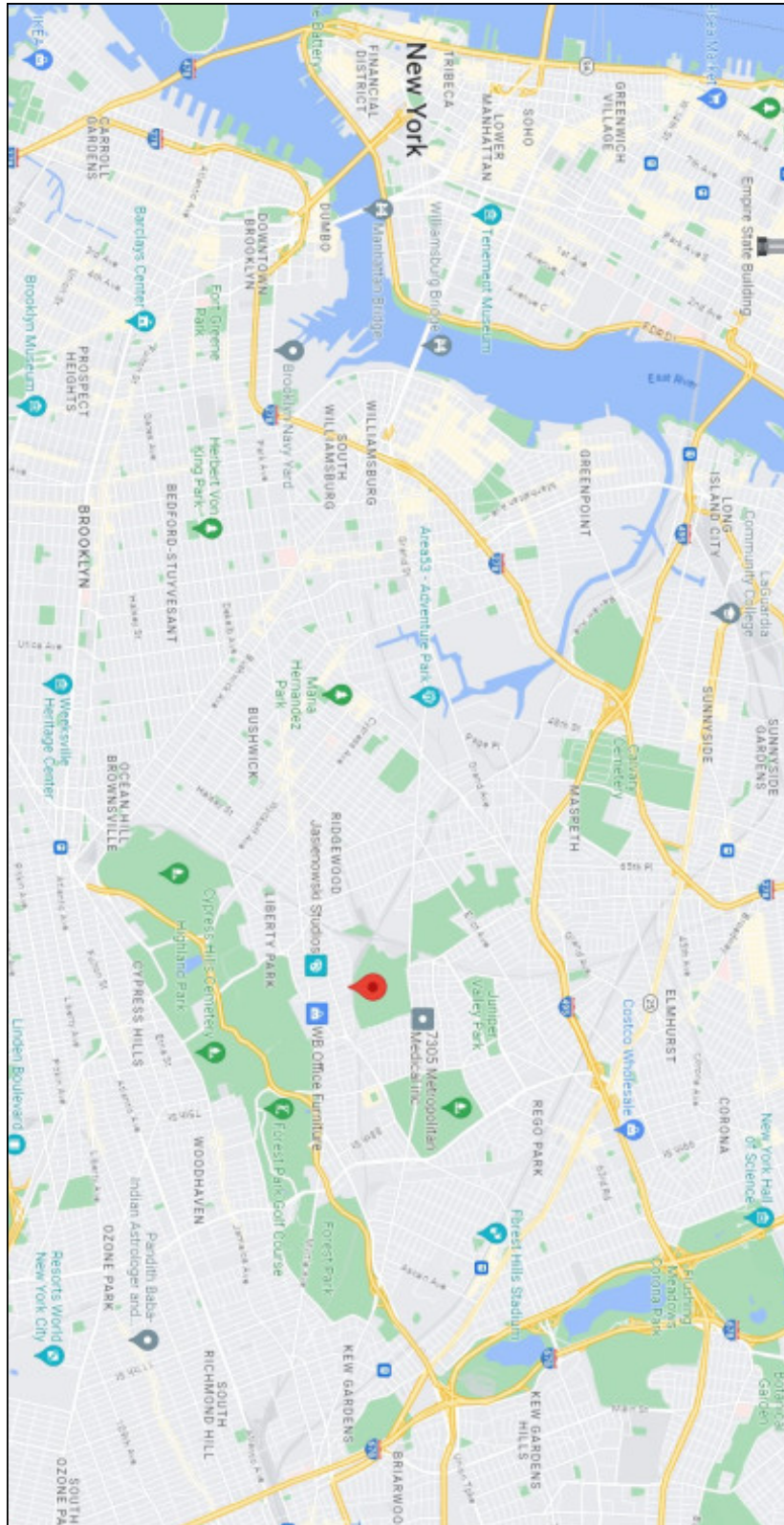
Anthony Filipelli
 RE Salesperson
 516-312-2339 (cell)
 631-293-3700 x30
 af@schackerrealty.com



All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.
 Measurements may be estimates and information shown should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.
Measurements may be estimates and information shown should not be relied upon without independent verification.