

750 PARK PL LONG BEACH, NY

INDUSTRIAL
SPACE
AVAILABLE

www.750parkplace.com

From **2,500** to
65,000 SQFT
with overhead
doors and/or
loading
docks

Approx.
1 acre
paved storage lot

Approx.
155 parking
spots



DOUGLAS, PAYTON & COMPANY, INC.
Commercial Real Estate Services

Amos Brotter, Exclusive Agent (516) 972-5996

All information furnished from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice. Any commissions due cooperating brokers are subject to all the terms and conditions upon which we and our clients have agreed.

750
PARK PL
LONG BEACH, NY

INDUSTRIAL
SPACE
AVAILABLE

www.750parkplace.com



This prime warehouse facility is located within 10 miles of JFK. Multiple loading docks and overhead doors are available. Both the interior and exterior will be finished to suit. The property is only minutes to Long Island Railroad. Pricing from \$21 PSF.

- Space is in Excellent Condition
- Central Air and Heating
- Kitchen
- Loading Docks, Overhead Doors, Parking
- 6 Loading Docks
- Partitioned Offices
- Emergency Lighting
- Multiple loading docks

MANUFACTURING FACILITY FACTS

Building Size	75,000 SF
Lot Size	3.50 AC
Year Built	1960
Construction	Masonry
Sprinkler System	Wet
Heating	Gas
Power Supply	Amps: 800
Zoning	Ind B - Industrial



DOUGLAS, PAYTON & COMPANY, INC.

Commercial Real Estate Services

Amos Brotter, Exclusive Agent

(516) 972-5996

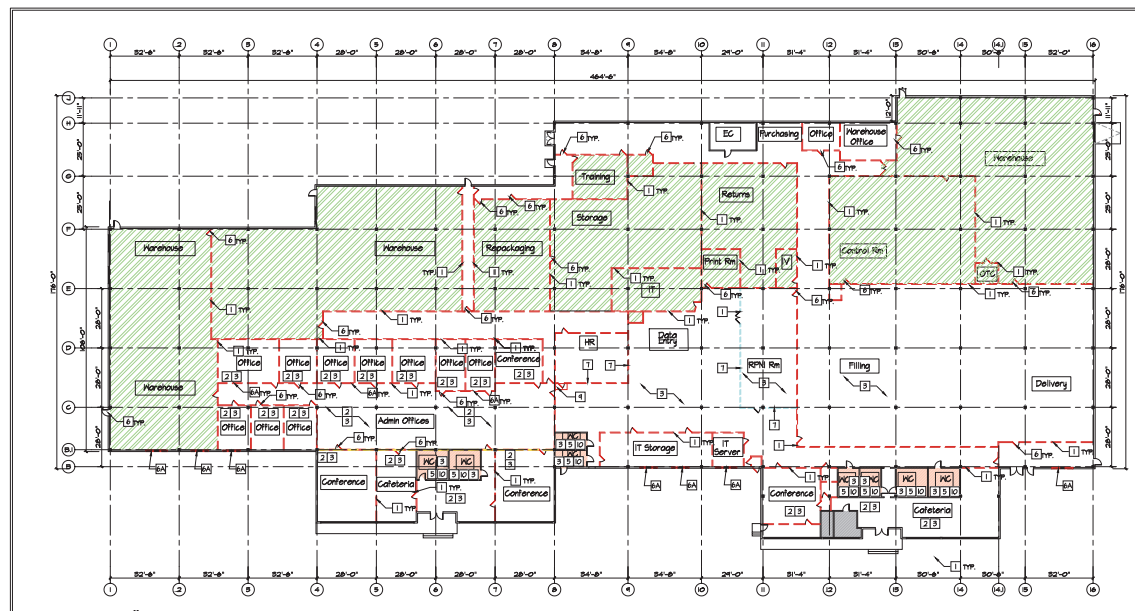
All information furnished from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice. Any commissions due cooperating brokers are subject to all the terms and conditions upon which we and our clients have agreed.

750 PARK PL LONG BEACH, NY



PROPERTY OVERVIEW

750 Park Pl offers fully renovated warehouse space with an expansive parking area for cars and trucks. The building features heavy power and 16-foot ceiling heights. The interior and exterior will be built-to-suit, and there are six loading docks and multiple overhead doors already in place. The property's backup generator provides peace of mind for tenants, as does the emergency lighting. While there are 75,000 square feet available to lease, the space can be divided. With the New York & Atlantic Railway less than ten miles from the property, there is no shortage of convenience for manufacturers or distributors. Long Beach Bridge is less than two minutes away, allowing for easy access to all of Long Island and beyond. Within a one-mile radius, there are over 1,300 employees working in trade transportation and utilities, making this an ideal location for a warehouse, manufacturing facility, or distribution site. JFK Airport is also less than 12 miles from 750 Park Pl, and the Long Beach train station is just a ten-minute walk away.



DOUGLAS, PAYTON & COMPANY, INC.

Commercial Real Estate Services

Amos Brotter, Exclusive Agent (516) 972-5996

All information furnished from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice. Any commissions due cooperating brokers are subject to all the terms and conditions upon which we and our clients have agreed.