



FOR SALE OR LEASE

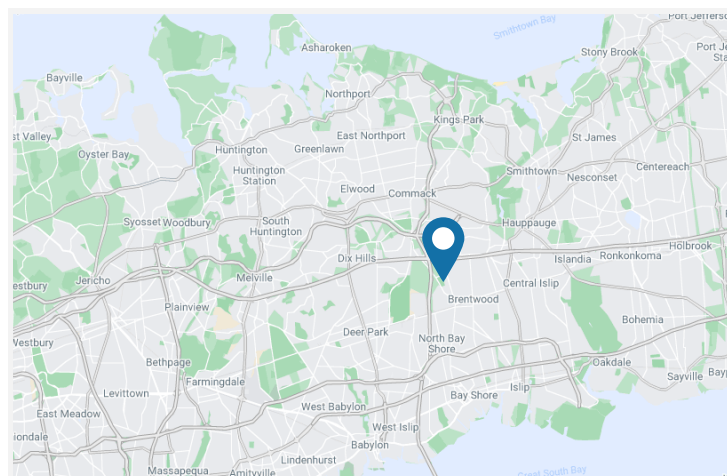
355 Crooked Hill Road, Brentwood, New York 11717

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 52) and Sagtikos Parkway
- Large Rear Yard

Recent Improvements

- Refurbished Office and White-Boxed Warehouse
- Removal of Non-Structural Warehouse Walls
- Partial Roof Replacement
- Refreshed & Restriped Asphalt Surfaces



Western Suffolk County Submarket

For Additional Information:

Max Omstrom
(631) 962-2504
max.omstrom@jll.com

Doug Omstrom
(631) 962-2899
doug.omstrom@jll.com

Tom Dimicelli
(631) 962-2898
tom.dimicelli@jll.com

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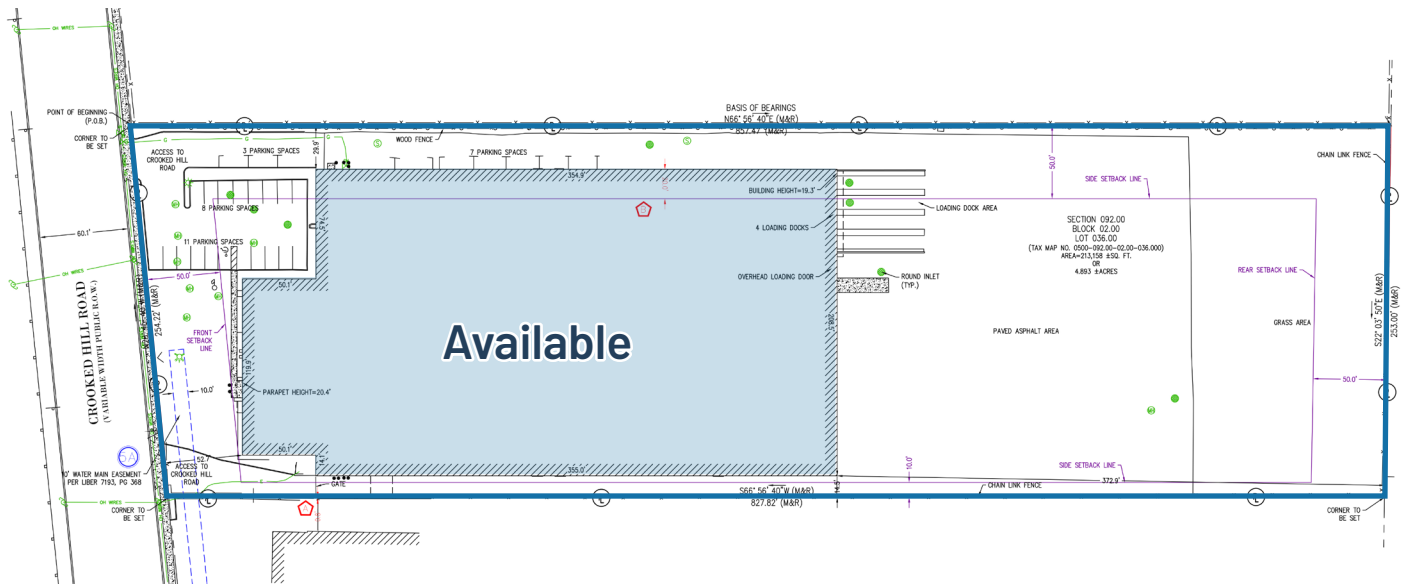
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AERIAL



SURVEY



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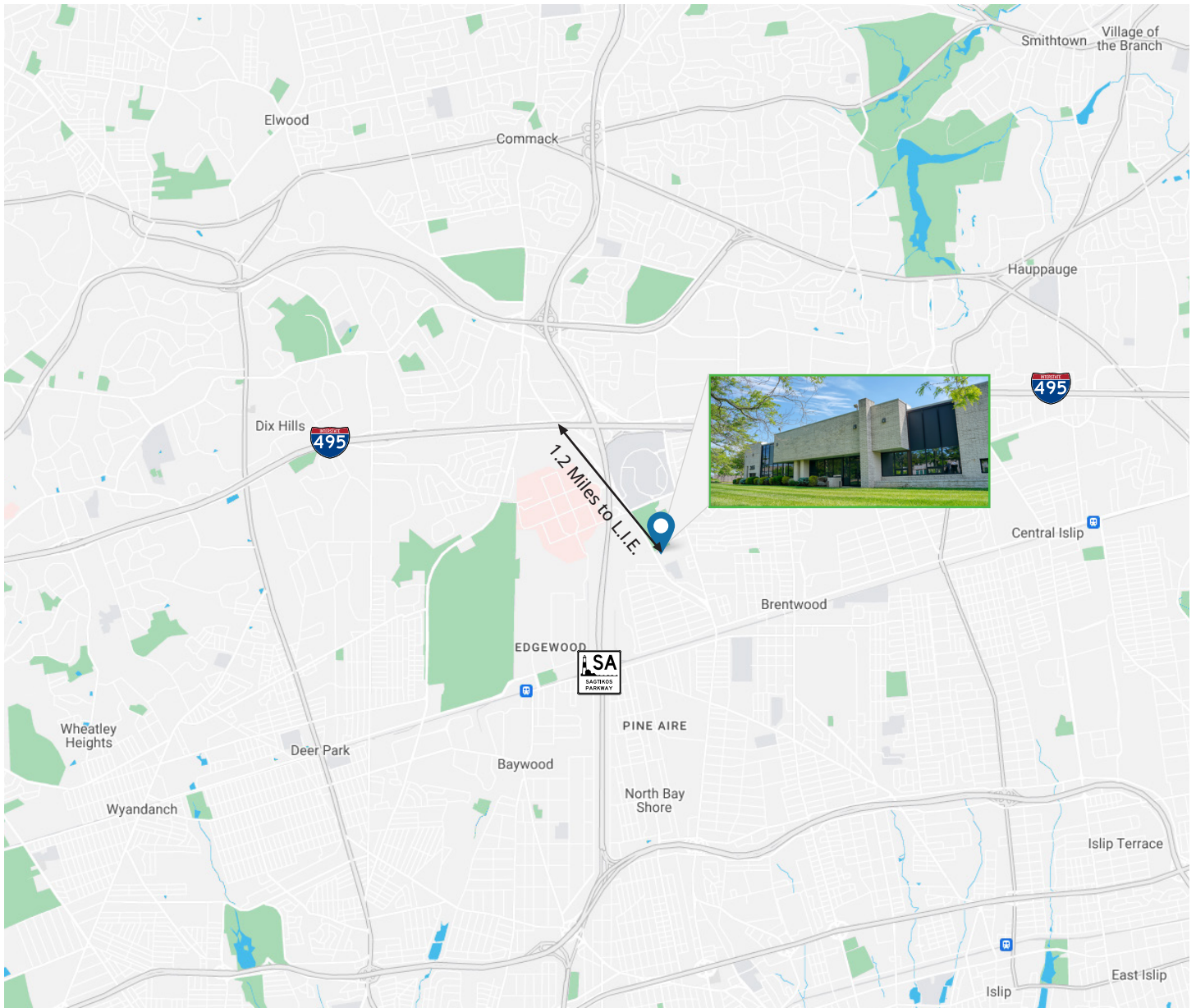
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LOCATION



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