

### 355 Crooked Hill Road, Brentwood, New York 11717

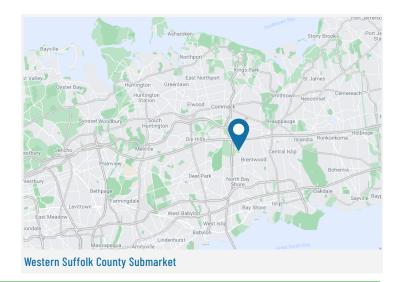
355

#### **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



#### 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 Represented by:





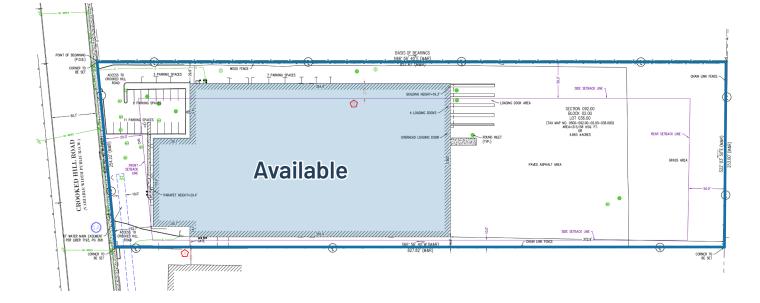
PROPERTIES

# FOR SALE OR LEASE 355 Crooked Hill Road, Brentwood, New York 11717

#### AERIAL



#### SURVEY



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## FOR SALE OR LEASE 355 Crooked Hill Road, Brentwood, New York 11717

### Smithtown the Branch Elwood Commack Hauppauge 495 Dix Hills 1.2 Miles to L.F. 495 Central Islip Q Brentwood EDGEWOOD SA . PINE AIRE Wheatley Heights Deer Park Baywood North Bay Shore Wyandanch Islip Terrace East Islip Islip

LOCATION

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