



PREMIER
COMMERCIAL REAL ESTATE

LONG ISLAND INDUSTRIAL • LEASING • SALES • INVESTMENT
EXCLUSIVE BROKER

Industrial Land

29 Barretts Avenue

Holtsville, New York 11742 • ± 1.84 Acres

FOR SALE



AERIAL OVERVIEW | PROPERTY BOUNDARY SHOWN IN GOLD | BARRETTS AVENUE FRONTAGE AT LOWER EDGE

± 1.84

ACRES

Light Industrial

ZONING

Active

RAIL SPUR ON SITE

\$2,800,000

ASKING PRICE

Property Specifications

Lot Size	± 1.84 Acres	Site Condition	Paved With Asphalt
Building	$\pm 2,000$ SF Metal Shed	Zoning	Light Industrial
Office	Office Trailer	Municipality	Town of Brookhaven
Loading	One Overhead Door	Annual Taxes	\$1,548.32
Rail	Active Rail Spur On Site	Asking Price	\$2,800,000

ASKING PRICE

\$2,800,000

ANNUAL TAXES \$1,548.32
 ± 1.84 ACRES

EXCLUSIVE BROKER

Desmond Mullins

Partner and Executive Director

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PREMIER COMMERCIAL REAL ESTATE

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Premier Commercial Real Estate, LLC is the exclusive broker for this offering. Information herein is from sources believed reliable but is not guaranteed. Independent verification is recommended.



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Property Survey

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A map of the Long Island MacArthur Airport area. The map shows the Long Island Expressway (I-495) running horizontally. The airport is located south of the expressway, near the intersection with Route 112. Other landmarks include Lake Ronkonkoma to the west, the Long Island Sound to the south, and the Long Island MacArthur Airport itself. The map also shows the location of the Long Island Expressway, the Long Island Sound, and the Long Island MacArthur Airport.

- Active rail spur on site
- Lot fully paved with asphalt
- Less than one mile from Exit 62 of the Long Island Expressway
- Ideal for material storage or fleet parking
- Central Suffolk location with access to Route 454 and Route 27

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Survey reproduced from the boundary and topographic survey prepared by Gallas Surveying Group, dated June 23, 2022. Provided for informational purposes only. All dimensions, acreage, and site conditions should be independently verified by the purchaser and its consultants.