



We are pleased to announce our appointment as Exclusive agent  
for the Sale of the following property:

**3949 Austin Blvd, Island Park**



- **3949 Austin Blvd, Island Park**
- **Section-Block-Lots: 43-182-1, 43-182-149 & 43-187-35**
- **71,748+/- sq. ft building on 2.01+/- acres**
- **6,000+/- sq. ft. office and showroom space**
- **14' (30k), 18' (21k) over 20' (21k) clear ceiling height**
- **3 loading docks; 2 drive-in doors**
- **Gas heat**
- **1,200 amps**
- **Taxes \$188,552 (\$2.63 sq. ft.)**
- **Zoned Business (X)**

**Rare Large Warehouse Available For Sale In Nassau County  
18,000+/- sq. ft. Rear Yard for Parking & Storage  
Additional 6,400+/- sq. ft. Lot Across Street Included**

**Sale Asking \$170 sq. ft.**

For more information:

**Contact Frank Dean at: (516) 458-2649 or Brian Cleva at (516) 902-8303**

**7001 Brush Hollow Road, Westbury New York 11590**

**Phone: (516) 334-4300 \* Fax: (516) 334-3178 \* Email: [cleva@optonline.net](mailto:cleva@optonline.net)**

No warranty or representation, express or implied is made herein, and the same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and any special conditions imposed by our principals.

# CP

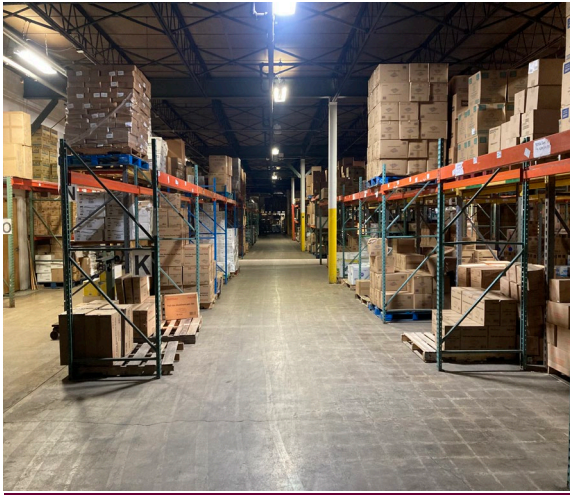
**CLEVA/PHILIPS**  
REAL ESTATE SERVICES CORP.



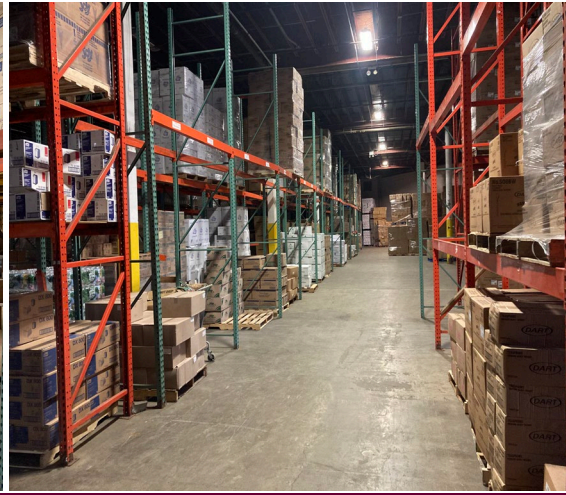
Office Area



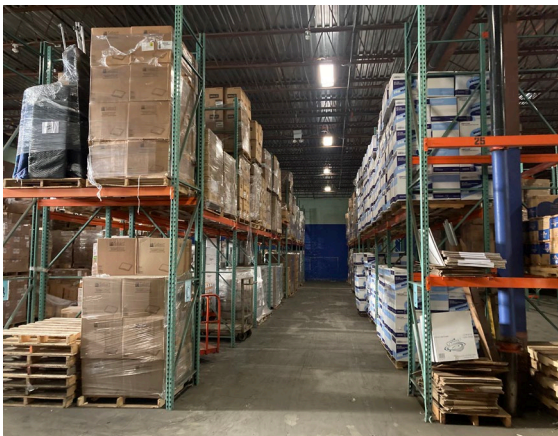
Retail Store



1<sup>st</sup> Floor, 14' Clear



1<sup>st</sup> Floor, 20' Clear



2<sup>nd</sup> Floor, 18' Clear



Loading Docks

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