

For Sale / Lease: Oceanside, NY

3000 Lawson Blvd

23,332 sq. ft. +/- building on 1.08 acres +/- lot
(with 600' +/- main road frontage)

Located next to New PETS MART & across
from P.C. Richards - Costco Now Open

3000 Lawson Blvd



Ideal Wholesale/Retail Outlet

Sale: \$2,999,000

Rent: To be determined

Available Immediately

For information and/or inspection call:

Exclusive Agent:

Steven Epstein

Real Estate Salesperson

Direct: 516.320.7704

sepstein@unitedrealtyinc.com

Property Particulars:

- ◆ 23,332 SF +/- building on 47,212 SF +/- lot
- ◆ 600 feet +/- frontage on Lawson Blvd
- ◆ 14-28' ceiling height
- ◆ Fully sprinklered
- ◆ Located across from PC Richards Appliance store & next to New PETS MART
- ◆ Ideal for redevelopment-adjacent to railroad
- ◆ Parking 40 cars on site
- ◆ Connected to sewers
- ◆ Zoned Light Manufacturing
- ◆ Walking distance to LIRR train station
- ◆ Close proximity to new Residential Community developed by Beechwood Organization