



3881 Danbury Rd. Brewster, NY

FOR SALE

**25,500 SF INDUSTRIAL
FLEX WAREHOUSE BUILDING
ON 3.34 ACRES OF LAND!**

Owner User Opportunity!
Sale Leaseback & Income
Producing!



Exclusively Marketed By:

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New York Commercial
Realty Group, LLC
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3881 DANBURY RD. BREWSTER, NY



FOR SALE

25,500 SF INDUSTRIAL FLEX WAREHOUSE BUILDING

PROPERTY OVERVIEW

Total Building Square Footage:	+/- 25,500 SF (Warehouse & Storage Space: +/- 19,920 SF Office Space: +/- 5,580 SF)
Ceiling Heights:	22' - 24'
Available to "Owner User" to Occupy:	Warehouse Space: 14,325 SF (9,500 SF Warehouse & 4,825 SF Second Floor Loft with conveyor belt access for stock)
Office Space:	5,100 SF (first floor)
Loading Dock Platform:	Yes
Overhead Doors:	3
Heat:	Gas
Water & Sewer:	Well Water, septic field & tank
Electrical:	800 AMPS 480V
Constructed:	2003
Onsite Parking:	Yes
Location:	Rt.84 frontage, ON Rt.6, minutes from Rt.684 entrance ramp. I-84 & I-684 within +/- 2-3 miles
Lot Size:	3.34 Acres

FINANCIAL HIGHLIGHTS

Rent Roll - Monthly Rent + Dimension:

- A - Workshop: \$2,500. 122' x 28' (Short Term Lease / "Owner User Opportunity")
- B - Storage #1: Suite 4 \$1,800. W 28' x 30', O 23' x 19' (Short Term Lease / "Owner User Opportunity")
- C - Storage #2: Suite 1 \$1,800. W 30' x 47' O 20' x 14' (Short Term Lease / "Owner User Opportunity")
- D - Storage #3: Suite 2 (July vacant) W 14' x 20' O 17' 14' (Short Term Lease / "Owner User Opportunity")
- E - Office Suite 5: \$750 23' x 25' (Short Term Lease / "Owner User Opportunity")
- F - Some shelves in warehouse. \$500. (Short Term Lease / "Owner User Opportunity")
- G - Seller/Owner's Space: \$7,000 Per Month & will pay their proportionate share of heat, electric and have their own dumpster. (4,050 SF Warehouse & 1,479 SF Office (Steel mezzanines is built over Seller/Owner's 4,050 SF Warehouse Space) (Will sign a 3-5 year lease + renewals - "Sale Leaseback")

Total Monthly Rent: +/- \$14,350 | Total Yearly Rent: +/- \$172,200

*All dimensions approximate. All \$ figures subject to change.

Owner/Landlord Expenses:

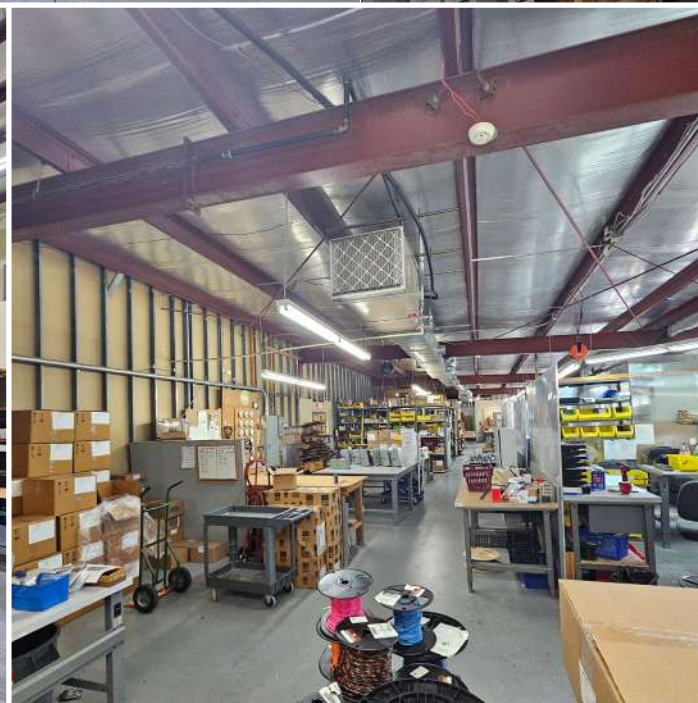
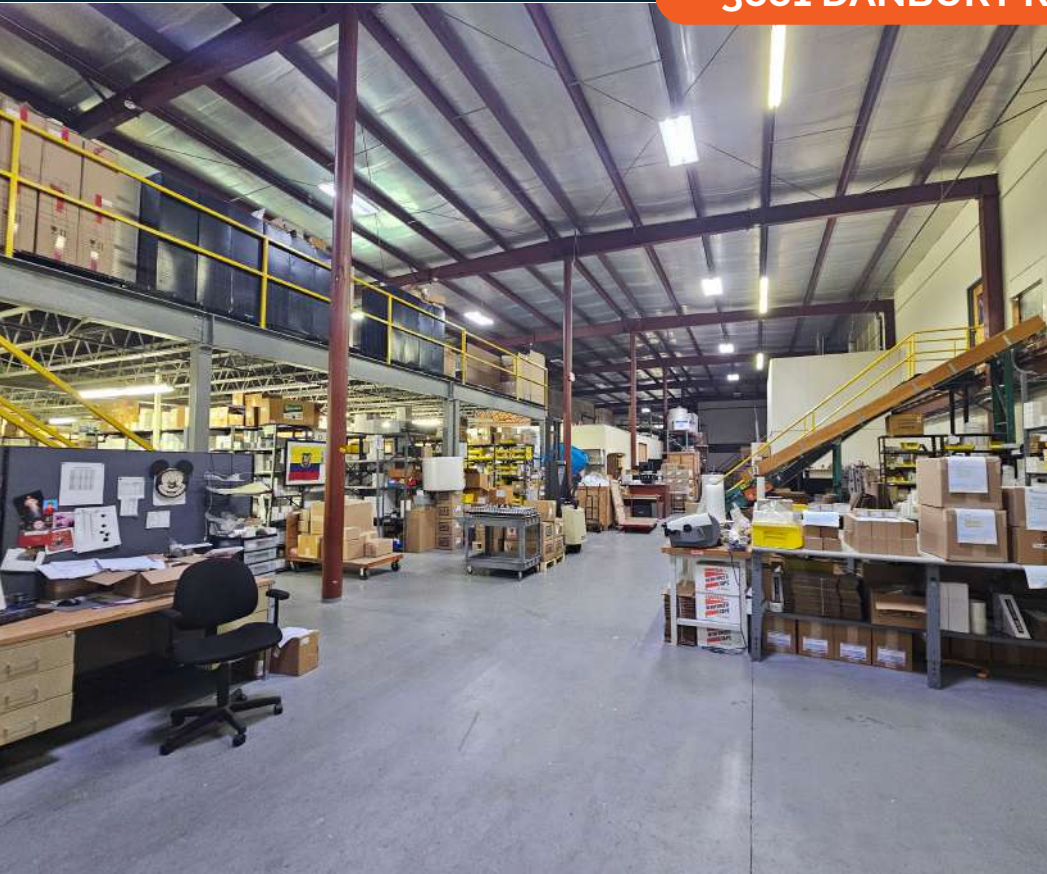
- Property & School Taxes: \$65,059
- Electricity, Gas Heat: \$45,000
- Maintenance: \$25,000 (Lawn, snow, janitor, repairs)
- Building Insurance: \$6,700

Total Yearly Expense: +/- \$141,749

*All \$ figures subject to change.

ASKING SALE PRICE: \$3,300,000

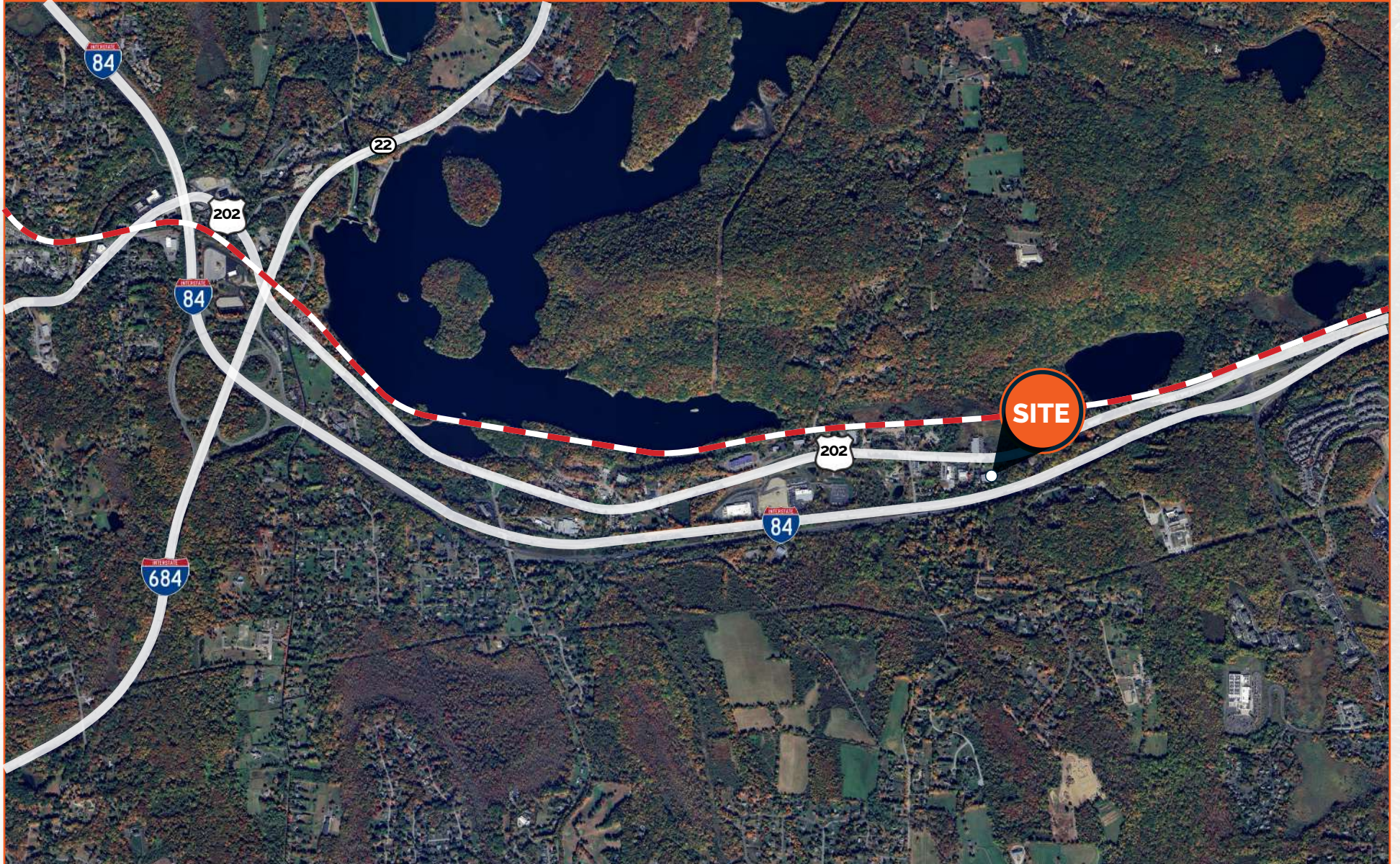




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AERIAL





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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