

FOR SALE

Further Reduced!

ASKING PRICE: ~~\$4,700,000~~ \$4,485,000

PROPERTY DETAILS:



BUILDING SIZE:	+/- 20,000 SF
LOT SIZE:	+/- 1.20 ACRES
PARCEL ID:	0500-113.00-02.00-040.000
ZONING:	IND1 (LIGHT INDUSTRIAL)
OFFICE SPACE:	+/- 1,900 SF
CEILING HT:	+/- 14' CLEAR
LOADING:	1 (10'x12') DRIVE IN / 1 DOCK
HEAT:	OIL
POWER:	800 AMPS
PARKING:	AMPLE
RE TAXES (2025/26):	\$52,007.33 /Yr

INDUSTRIAL BUILDING

THIS FENCED-IN PROPERTY IS NESTLED AWAY IN AN INDUSTRIAL AREA NORTH OF PINE AIRE DR. AND EAST OF SAGTIKOS PKWY WITH ACCESS TO SAGTIKOS PKWY AND LONG ISLAND EXPY VIA CROOKED HILL RD. AND 5TH AVE./WICKS RD. CLOSE PROXIMITY TO BRENTWOOD AND DEER PARK LIRR STATIONS.

For further information or to arrange an inspection, please contact broker(s):

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