

CALL FOR OFFERS

80 Jericho Tpke, Syosset, NY 11791



Industrial Property for Sale

Contact "Exclusive Agent":
Mark Timpone, Managing Partner
Licensed Real Estate Broker
Direct: 516-375-8069 (Call or text)
E-mail: mark@metrorealtyservices.com

METRO
REALTY SERVICES LLC
201 Moreland Rd, Suite 4, Hauppauge, NY 11788
631-770-0700 metrorealtyservices.com

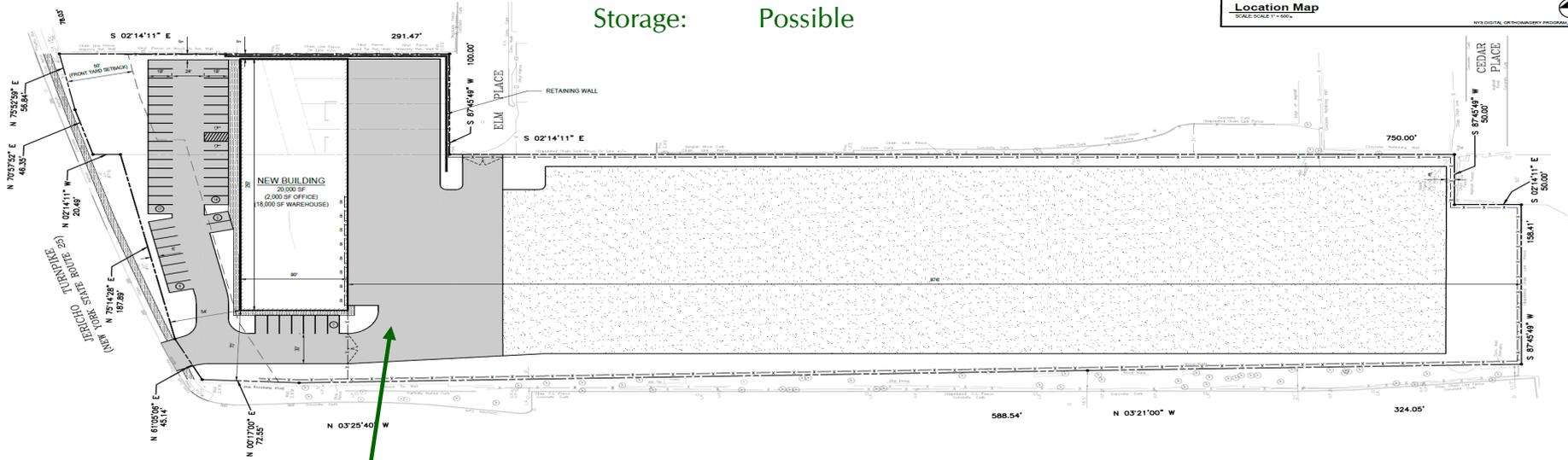
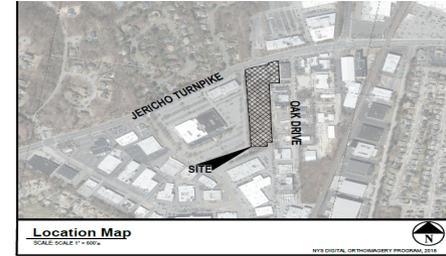
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Lot Size: 6 acres +/-
 Building: 20,000 sq ft +/-
 Office: 10%
 Loading: up to 8 drive-ins

Outside Storage: Possible



conceptual site plan #2

LEGEND

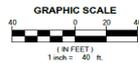
DESCRIPTION	SYMBOL
RETAINING WALL	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT SIDEWALK	
GRAVEL / PAVEMENT	
PARKING STALL COUNT	
CHAIN LINK FENCE	

SITE DATA

NCTM: SECTION 15, BLOCK 38, LOTS 14-17, 20 & 23, & SECTION 15, BLOCK 15, LOT 74
 ZONE: L1 - LIGHT INDUSTRY
 SITE AREA: 248,178 SF (5.70 ACRES)
 GROSS FLOOR AREA: ~20,000 SF

BULK REQUIREMENTS

ITEM	REQUIRED	PROVIDED
RES FT		
RY - 50 FT		
DED		



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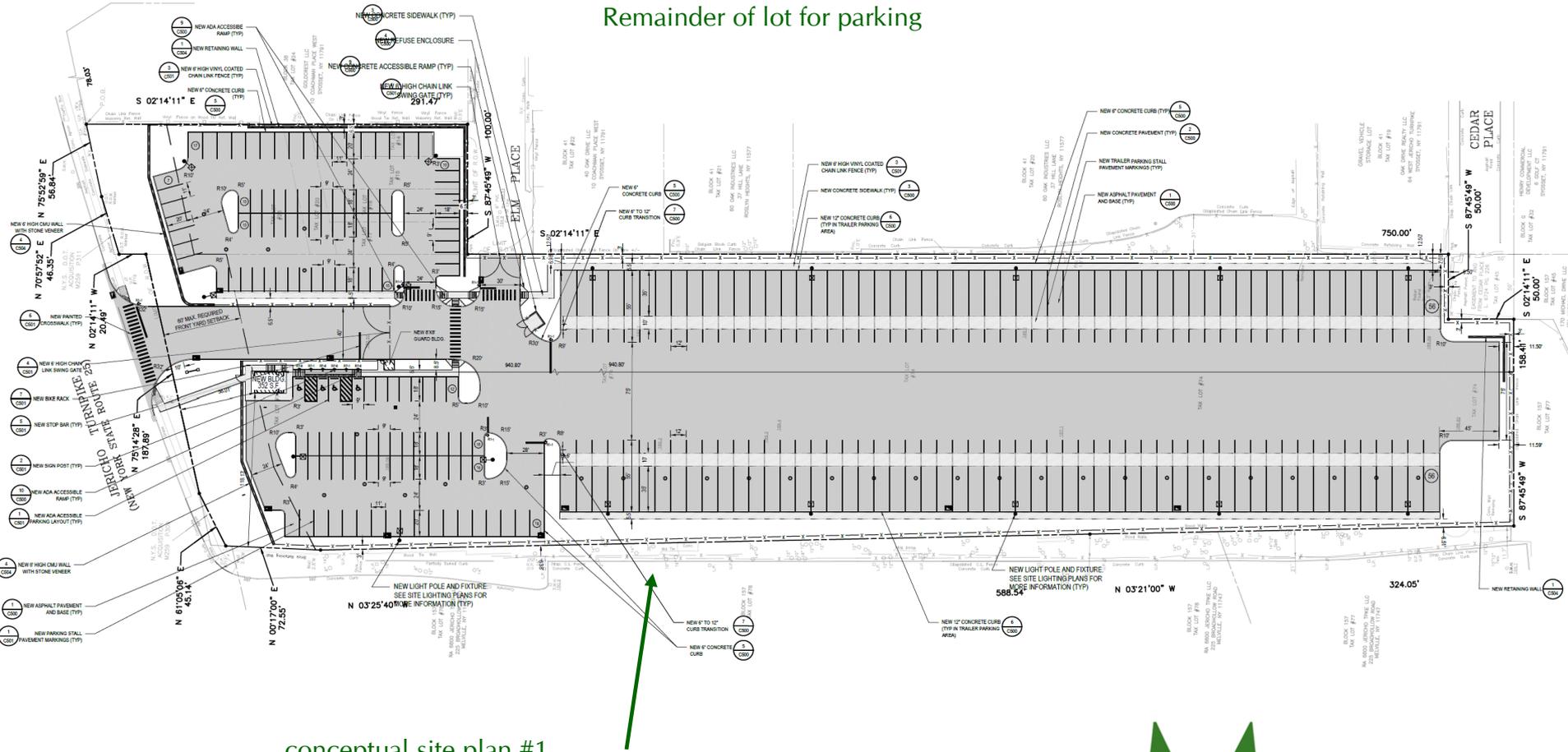
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OAK DRIVE

Lot Size: 6 acres +/-
Building: 324 sq ft +/-
Remainder of lot for parking



conceptual site plan #1

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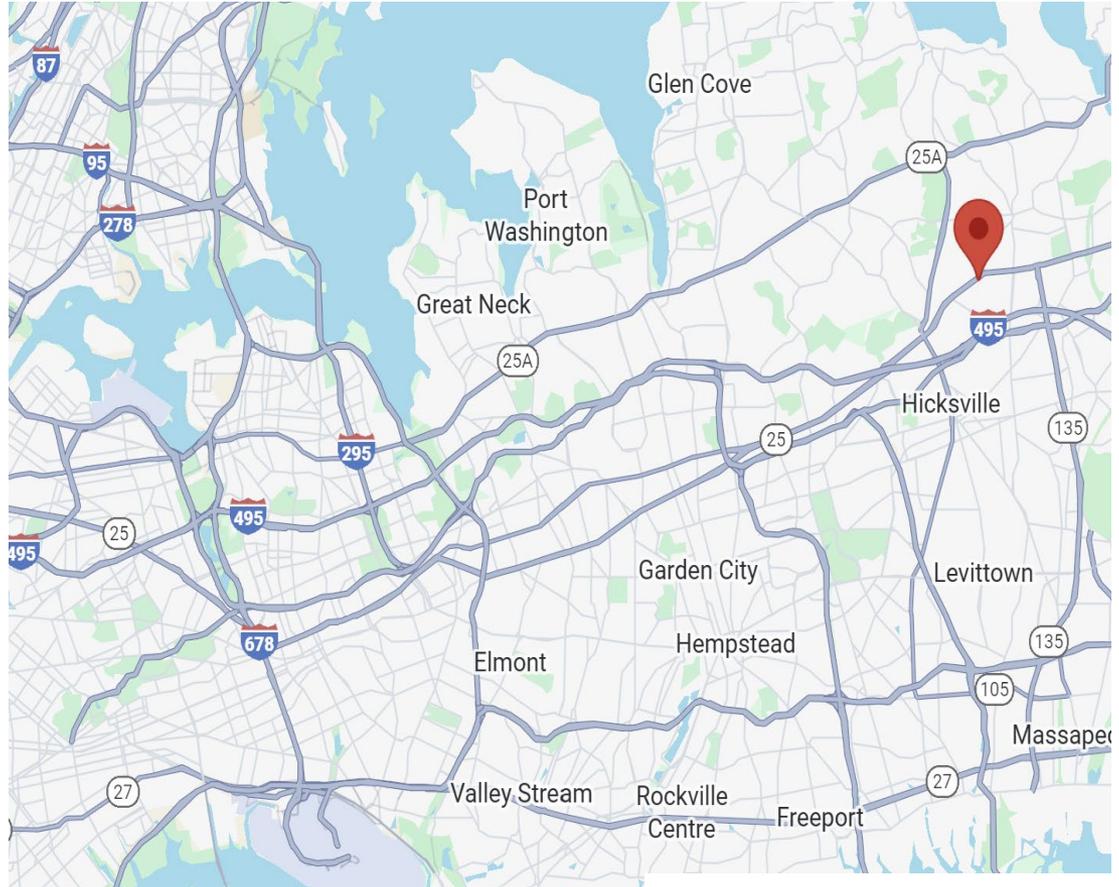
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This location offers easy access to all points east and west on Long Island as well as NYC.

Notable Distances:

- 1.1 miles to Route 135 (commercial traffic)
- 1.9 mile to the LIE (commercial traffic)
- 2.4 miles to the Northern Parkway
- 6.6 miles to the Meadowbrook Parkway
- 13.2 miles to the Cross Island Parkway
- 15 Miles to the Clearview Expressway
- 18 Miles to the Van Wyck Expressway (commercial Traffic)
- 1.3 Miles to the LIRR Syosset Station (Train)



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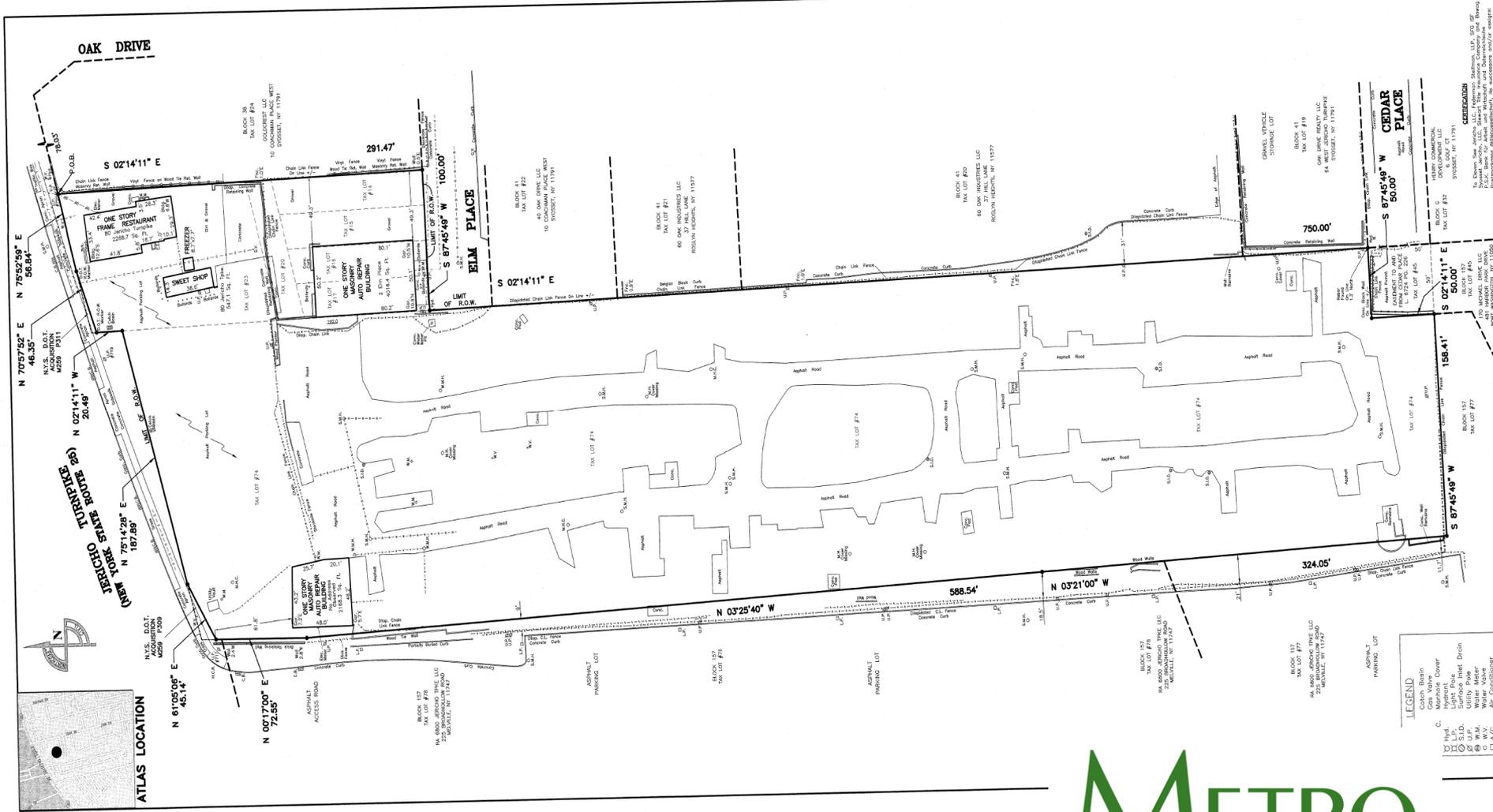
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