

OFFERING MEMORANDUM

730 Blue Point Road | Holtsville, New York 11742

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

730 Blue Point Road | Holtsville, New York 11742

Building Size:	6,006 SF	Lot Size:	1.00 Acre
Drive In Doors:	One (1) Twelve Ft High	Parking Spaces:	22 +
Power:	3-Phase	Ceiling Height:	16 Foot Clear
Zoned:	Light Industrial	HVAC:	CAC/Gas Heat
Annual Taxes:	\$26,257.00	Sale Price:	On Request

Property Overview

Excellent Opportunity to Buy or Lease this Immaculate Freestanding Office/Warehouse strategically located on Blue Point Road in Holtsville. This 6,006 SF Building is situated on a 1-acre lot in the heart of Holtsville, just minutes from major thoroughfares including Sunrise Highway, Veterans Highway, Nicholls Road and more. Features One (1), Twelve-Foot-High Drive in Door, ample parking with paved lot that contains 22 spots, plus additional yard space for storage and additional parking. Zoned Light Industrial this property is ideal for any end user. Brand New State of The Art Fire Alarm System installed. For a private showing or more details, contact Michael Murphy.

Property Highlights

- Freestanding 6,006 SF Warehouse/Office Building
- One (1) Drive in Door (12 Feet High + 16 Foot Clear Height Ceilings)
- 22 Parking Spots in Paved Lot
- Additional Yard Area for More Parking + Storage
- State of the Art Fire Protection System Installed

Exclusively represented by:

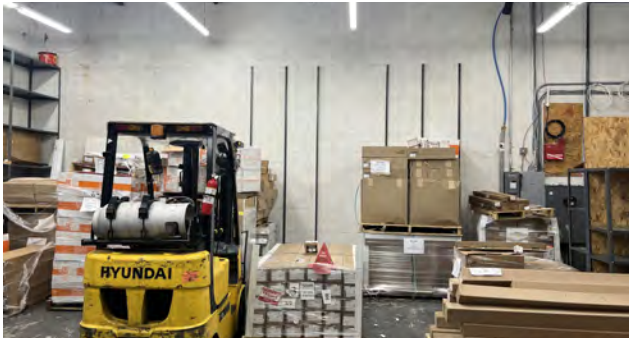
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS

730 Blue Point Road | Holtsville, New York 11742



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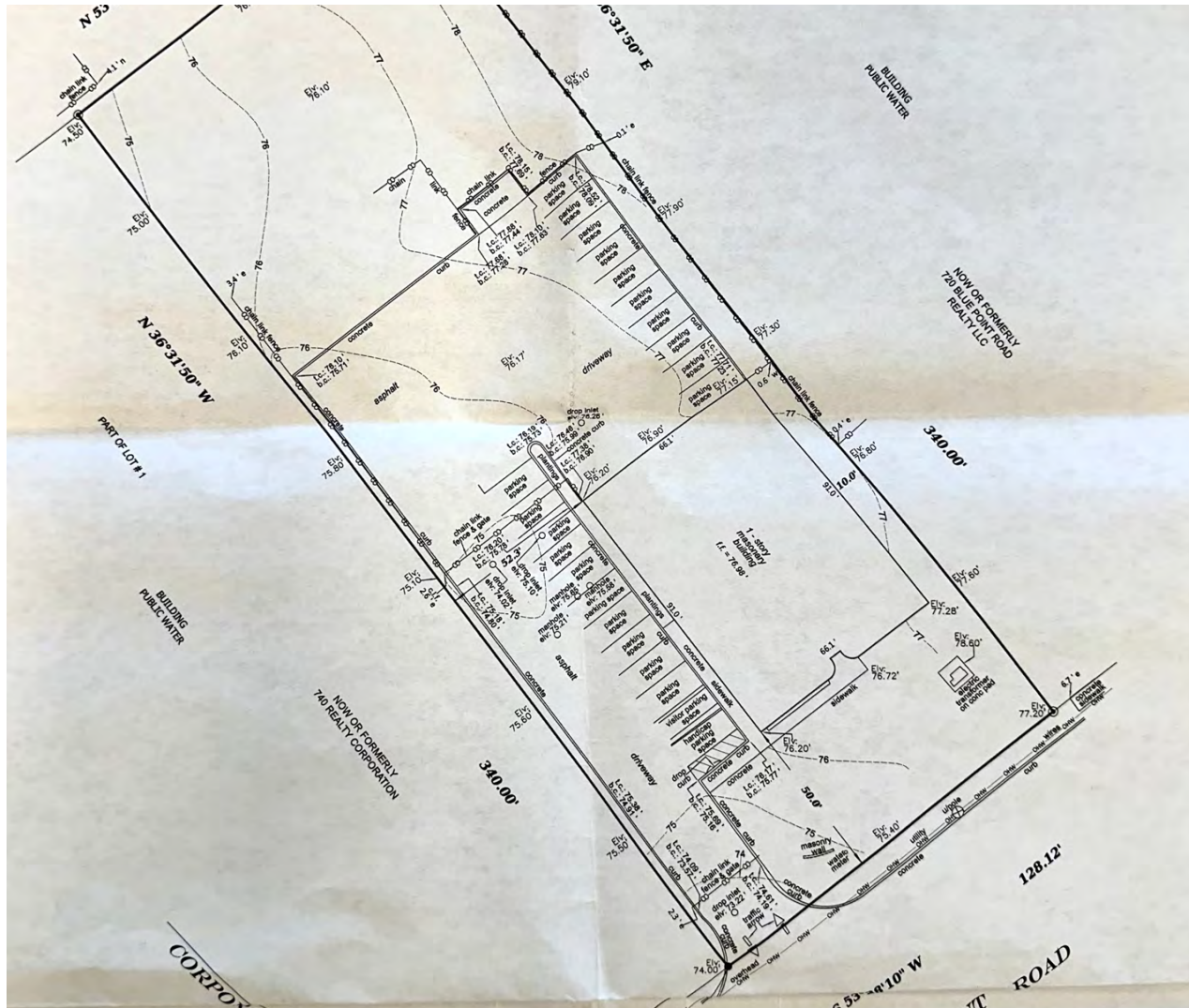
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PROPERTY SURVEY

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AERIAL VIEW OF PROPERTY

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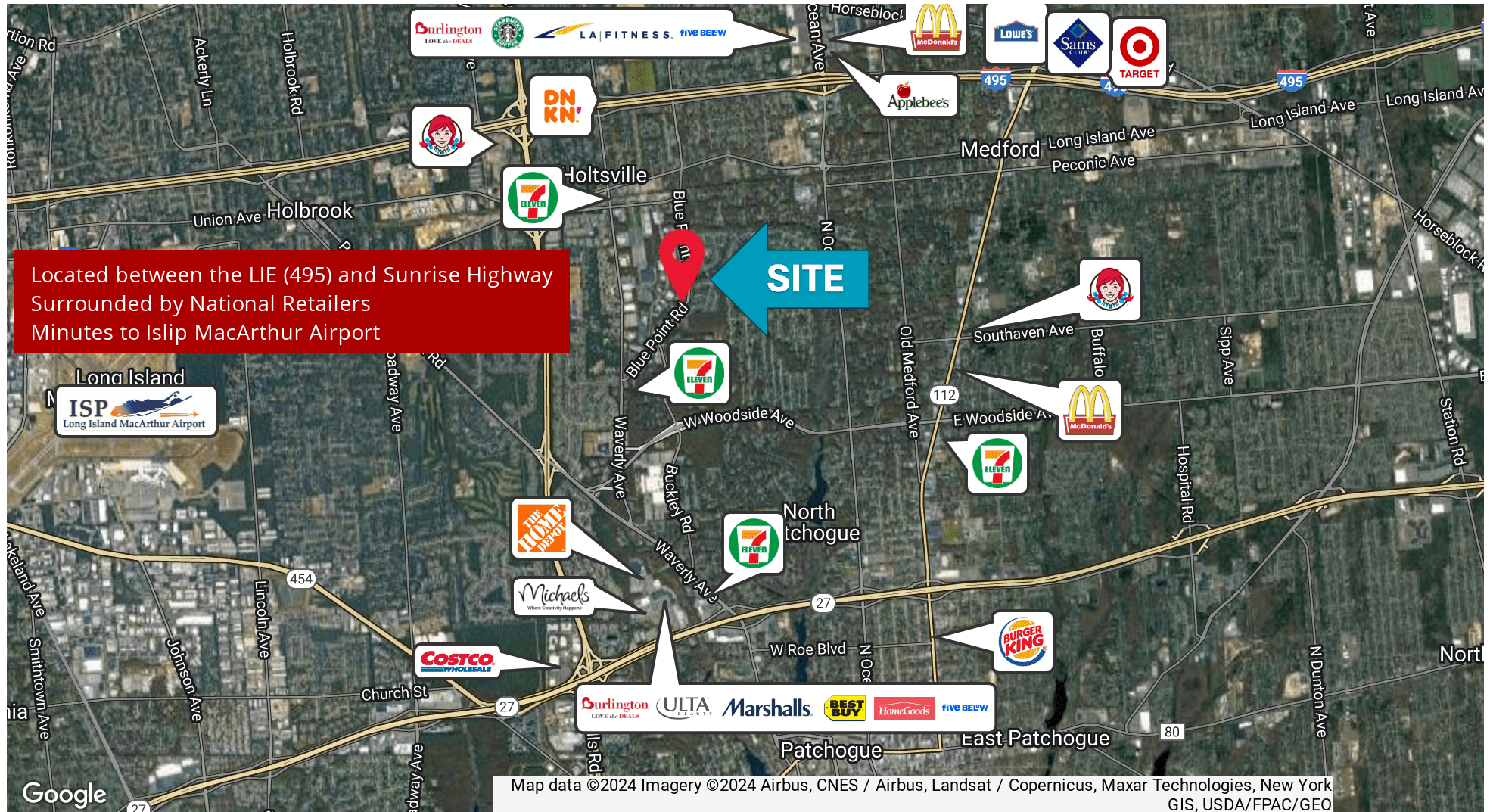
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RETAILER MAP

730 Blue Point Road | Holtsville, New York 11742



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We Are Commercial Real Estate

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