



Real Estate Strategies, Ltd.

# INVESTMENT OPPORTUNITY



## EXCLUSIVE for SALE: 1 CROSSWAYS PARK DRIVE, WOODBURY, NY

**Building Size:** 22,054 sq. ft.

**Lot Size:** 1 Acre

**9,052 SF Office + 13,002 SF Warehouse/Flex**

**Asking Sale Price:** \$4,750,000

**Fully Leased**

**RE Taxes:** Approx. \$140,000

### Comments:

- Newly renovated facade
- Separate exterior private entrances
- Monument signage available
- Converted corner location
- Parking: 44 surface spaces & 25 covered
- Located directly off of Route 135 at exit 44 on the L.I.E.
- Outside private patio area
- 800 amp power
- Loading: 1 shared drive-in door



For further information, please contact:



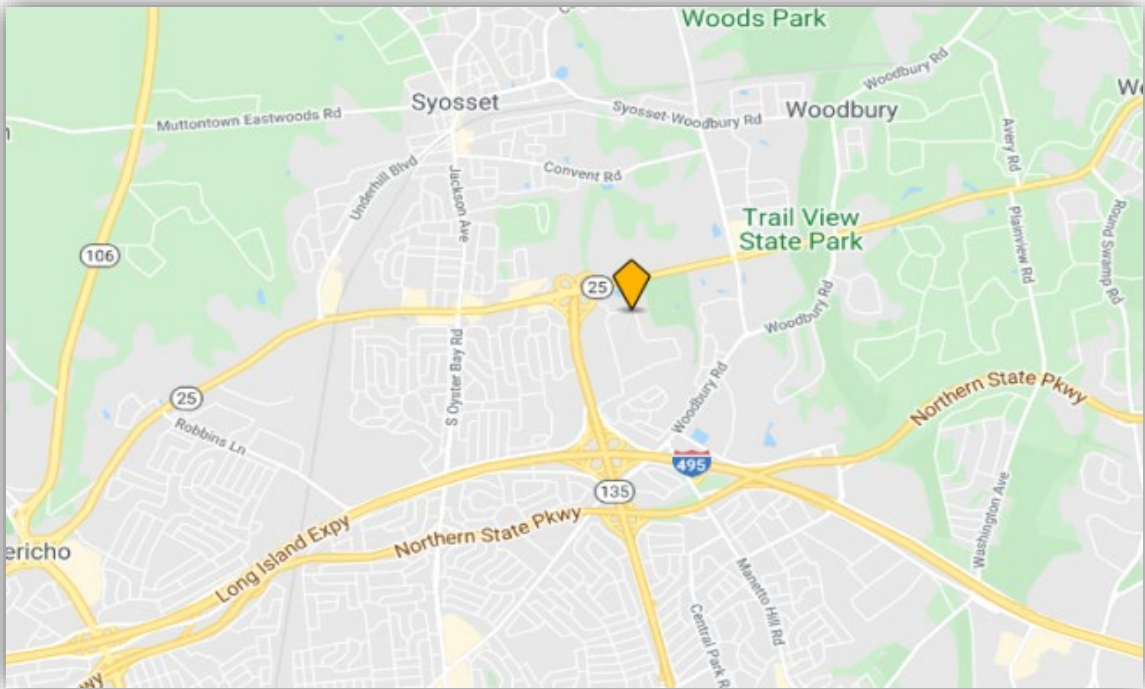
**Harris Rousso**  
 Executive Managing Director  
 516-942-8300 Ext. 1208  
[hrousso@resltd.com](mailto:hrousso@resltd.com)

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500 North Broadway ▪ Suite 165 ▪ Jericho ▪ New York ▪ 11753 ▪ P: 516-942-8300 ▪ F: 516-942-8311

All information furnished regarding either property for sale, rental or the financing is from sources deemed reliable. No representation is made as to the accuracy thereof and submitted subject to errors, change of price, rental rates or other conditions, prior sale, lease or financing, or withdrawal without notice. All areas and dimensions are approximate.

# Location Maps



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