

EXCLUSIVE FOR SALE

750 SOUTH RAILROAD AVENUE, WEST BABYLON, NY 11704

8,500 SF DISTRIBUTION WAREHOUSE WITH 28,000 SF PARKING



PROPERTY OVERVIEW

- **TOTAL PLOT SIZE: 36,590 SF / .84 ACRES**
- **BUILDING: 8,500 SF; SINGLE-STORY WAREHOUSE**
- **PARKING: 28,000 SF**

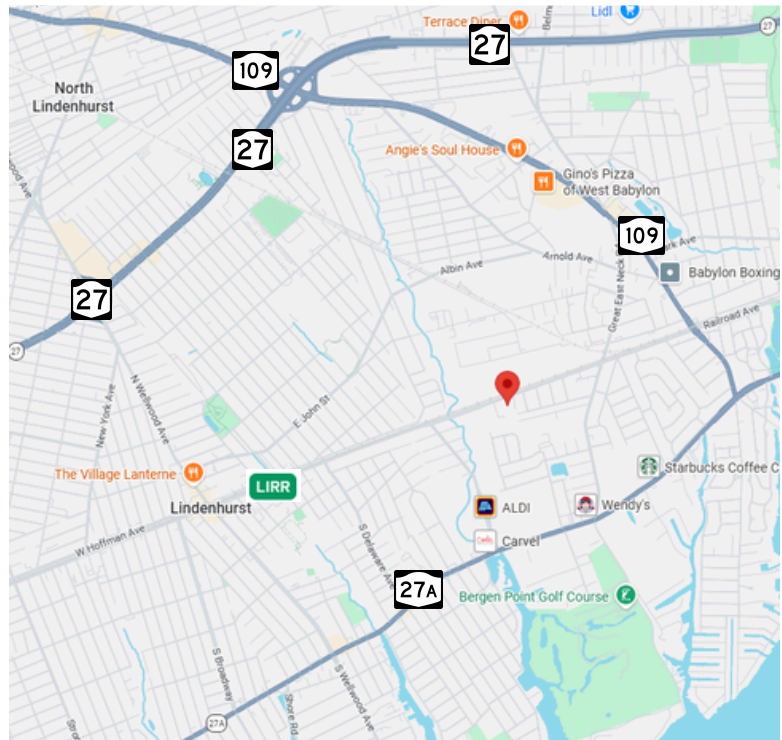
PROPERTY FEATURES

- 20' FT CEILING HEIGHT
- 4 DRIVE-IN DOORS
- 1 TAILBOARD LOADING DOCK
- 560 SF OFFICE
- 150 AMPS POWER
- OIL - HEAT
- R.E. TAXES - \$23,449
- GREAT USER-INVESTOR OPPORTUNITY

TRANSPORTATION

- TWO MINUTES TO LINDENHURST LONG ISLAND RAILROAD STATION
- ACCESS TO MAJOR ROADWAYS - GREAT EAST NECK RD., LITTLE EAST NECK RD, MONTAUK HIGHWAY, SUNRISE HIGHWAY

2-MINUTE COMMUTE TO LIRR & MAJOR ROADWAYS



CONTACT EXCLUSIVE AGENTS

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GREINER-MALTZ

REAL ESTATE

CREATING OPPORTUNITIES TOGETHER.

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