



For Sale

19,300SF

Warehouse / manufacturing facility

- Low Freeport electric (38% less than PSEG)
- Excellent location in Freeport Industrial Park, less than a mile from Sunrise Highway and Meadowbrook State Parkway
- Building available immediately
- Asking sale price: \$2,600,000 (\$135 PSF)

39 St. Mary's Place
Freeport, NY

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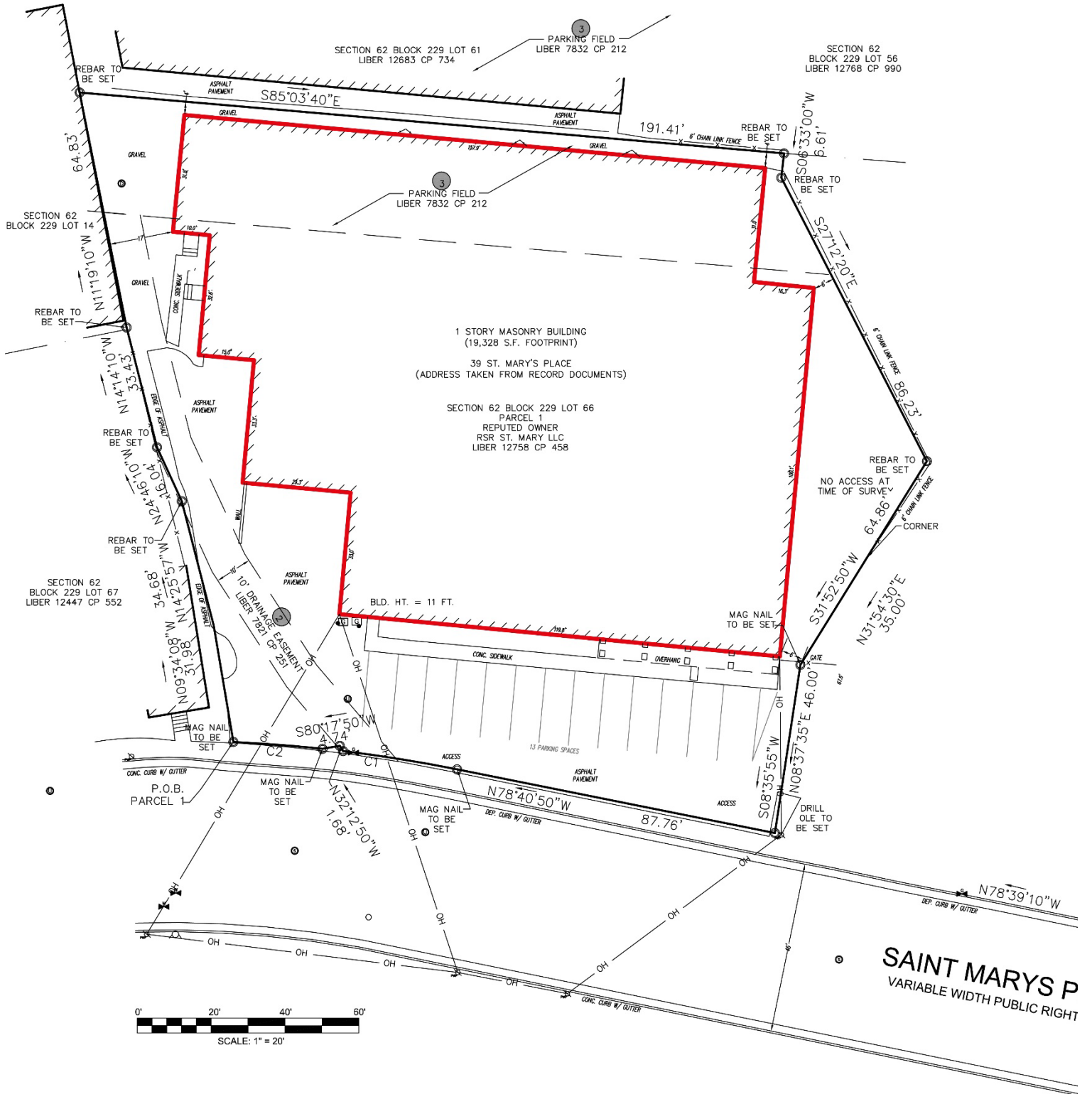
Associate

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Site plan



39 Saint Mary's Place, Freeport



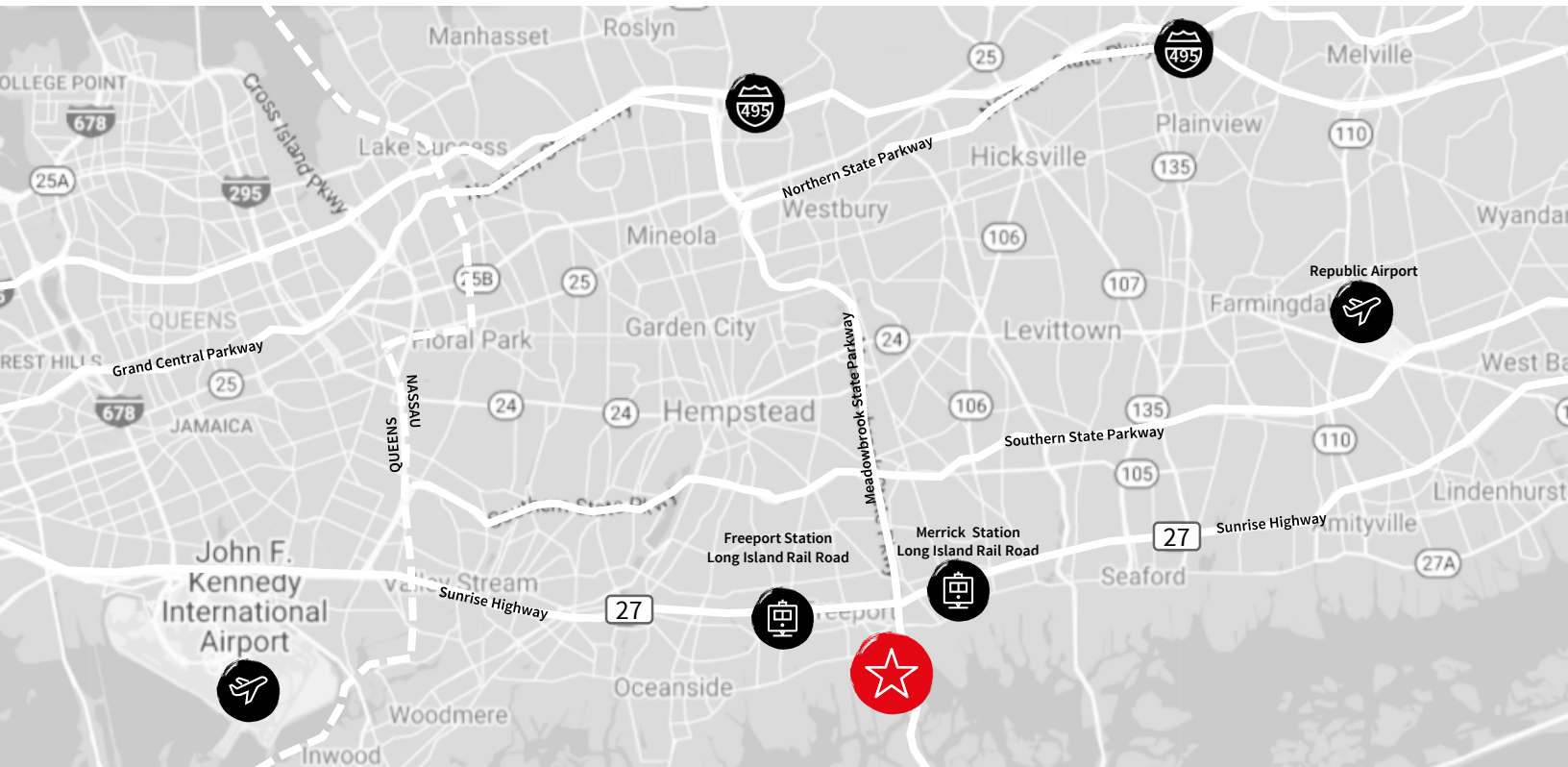
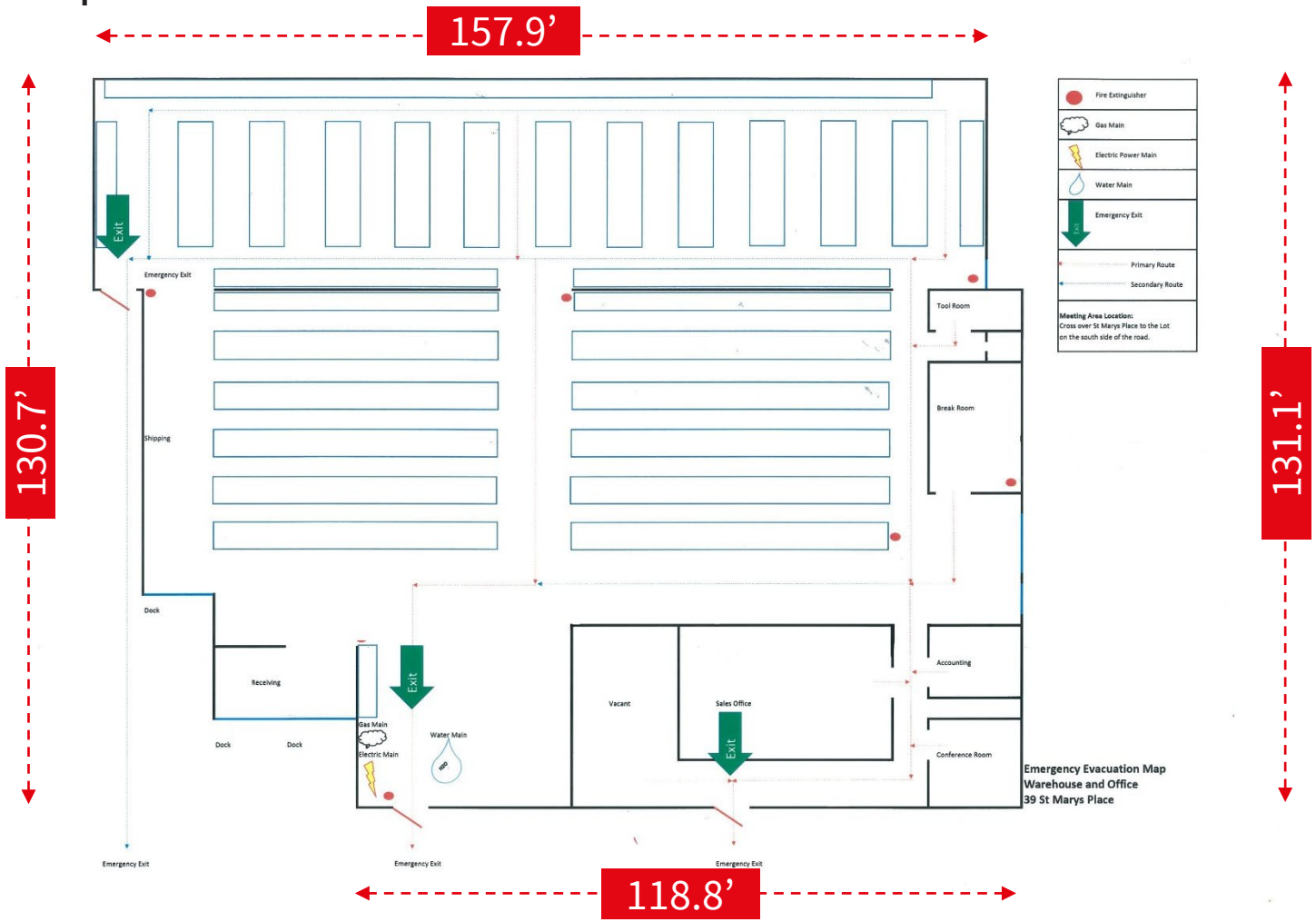
Building Specifications

Building size:	19,300 SF	Bathroom facilities:	3 bathrooms in office, 2 in warehouse
Office:	± 3,000 SF	Car parking:	13 striped spaces (additional side yard available)
Year built:	1970	Zoning:	Industrial B
Construction:	Brick, block & steel	Gas & electric:	National Grid, Freeport Electric
Sprinkler system:	Wet system	Sewers:	Yes
Ceiling height:	13' clear	Town/County:	Village of Freeport/Nassau County
Column spacing:	33' x 25'	RE Taxes:	\$73,094.23 (\$3.79/SF)
Loading:	2 loading docks 1 drive in 1 van dock	Comments:	<ul style="list-style-type: none">• Low electric costs from Freeport plant• Small outside yard
HVAC warehouse:	Gas fired suspended heating units		
HVAC office:	Gas fired rooftop system (heat & a/c)		
Power:	800 amps @ 480V		

39 Saint Mary's Place, Freeport



Floor plan



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