



*FREE STANDING INDUSTRIAL BUILDING FOR SALE*

# 20 GRAND BOULEVARD BRENTWOOD, NEW YORK



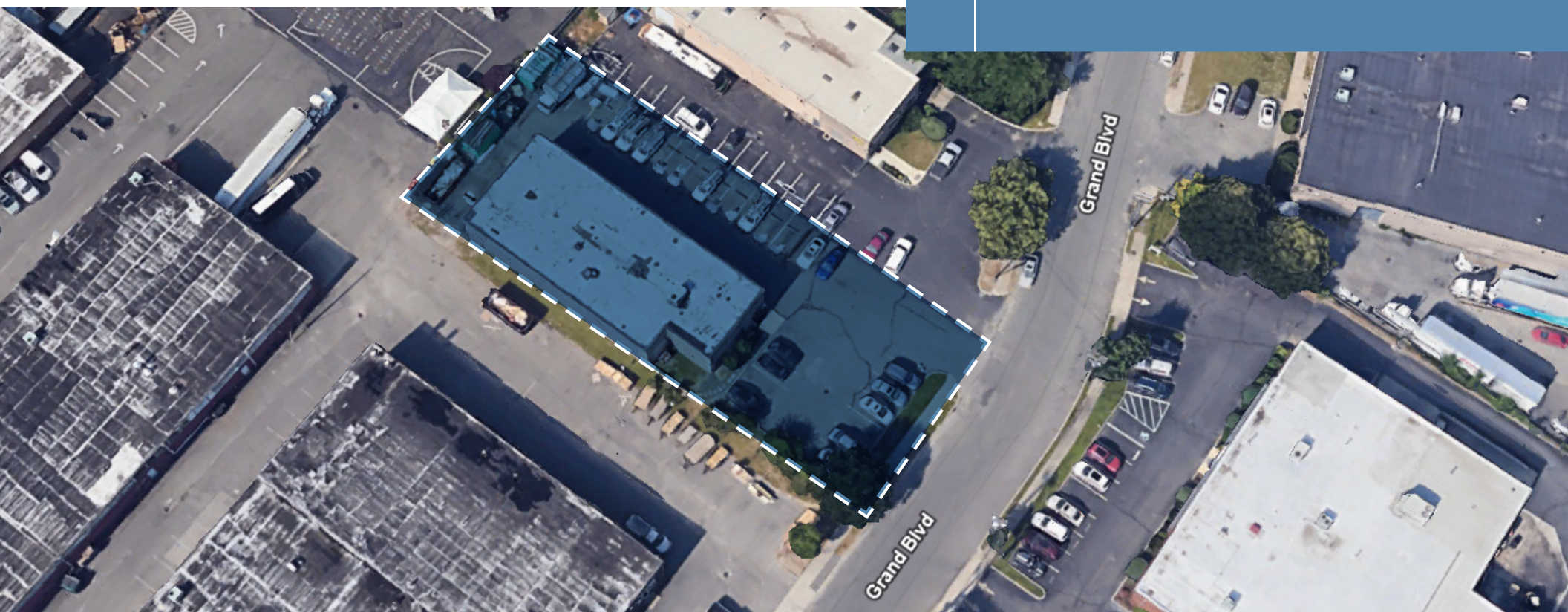
# 20 GRAND BOULEVARD FREE STANDING INDUSTRIAL BUILDING FOR SALE

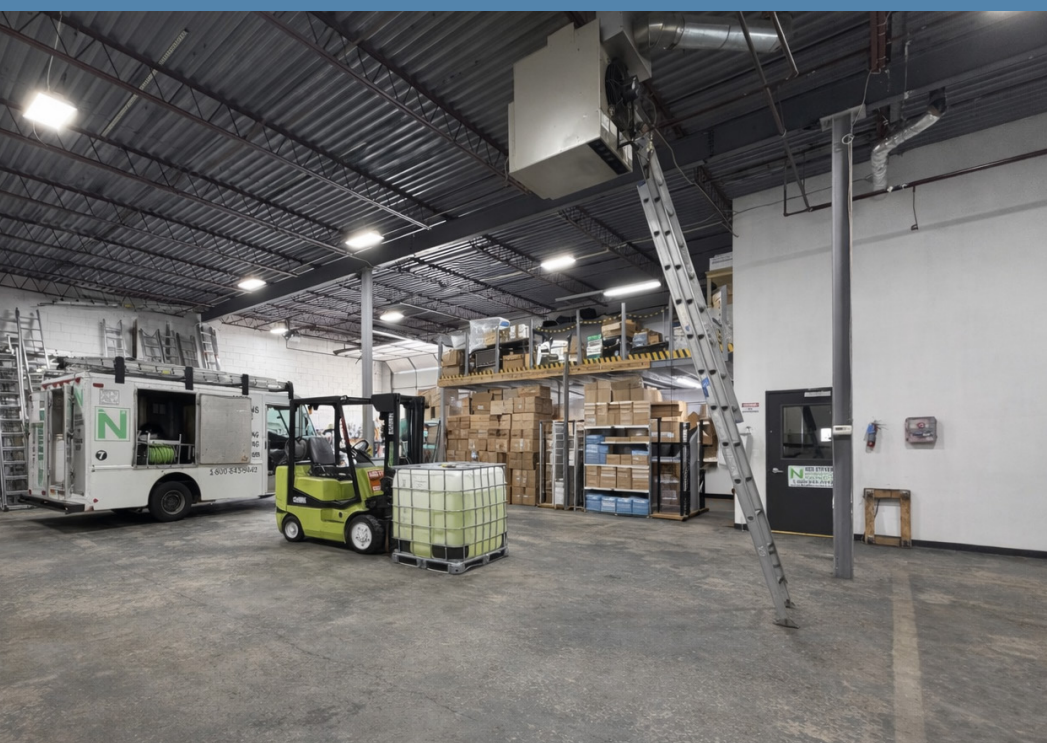
- 5,714 SF Building
- 0.53 Acres
- +/- 50% Office (*office area can be reduced to create additional warehouse space*)
- 16' Clear Ceiling Height
- 1 Oversized Drive In (14'X12')
- 200 Amps 3 Phase
- Gas Heat
- +/- 25 Striped Parking Stalls

## PROPERTY FEATURES

- +/- 300 SF mezzanine (not included in building square footage)
- Dual access points to secured/fenced yard for efficient circulation
- Four separate restrooms
- Full-building security camera system
- Fully networked office with labeled Cat 6 wiring throughout (plug-and-play for new users)
- Locker room for warehouse employees
- Large kitchen / break area
- Property Taxes: \$20,290.04 per year

**ASKING PRICE: \$2,100,000**









| LOCATION                           | TIME           |
|------------------------------------|----------------|
| Veterans Memorial Highway (Rt 454) | +/- 3—5 Mins   |
| Long Island Expressway (I495)      | +/- 6—8 Mins   |
| Northern State Parkway             | +/- 8—10 Mins  |
| Southern State Parkway             | +/- 10—12 Mins |
| Sunrise Highway (Rt 27)            | +/- 10—12 Mins |



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