

# INVESTMENT OPPORTUNITY



Exclusive for **SALE**:

## 1 CROSSWAYS PARK DRIVE, WOODBURY, NY

**Building Size:** 22,054 SF Office/Warehouse

**Asking Sale Price:** \$4,550,000

**Lot Size:** 1 Acre

**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
- 500 SF of basement storage available



*For further information, please contact:*

**Harris Rousso**  
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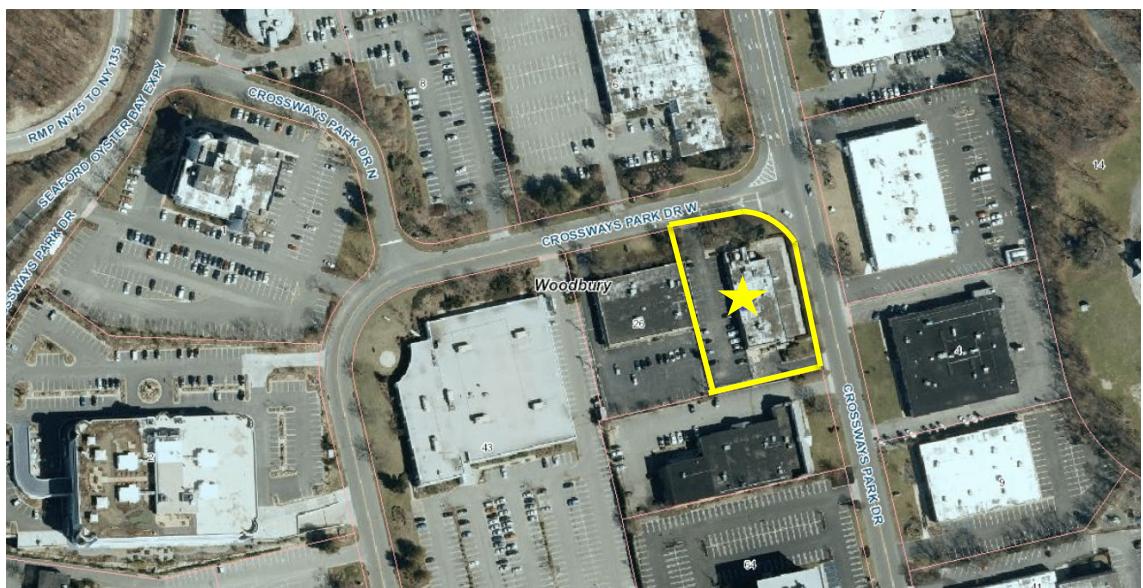
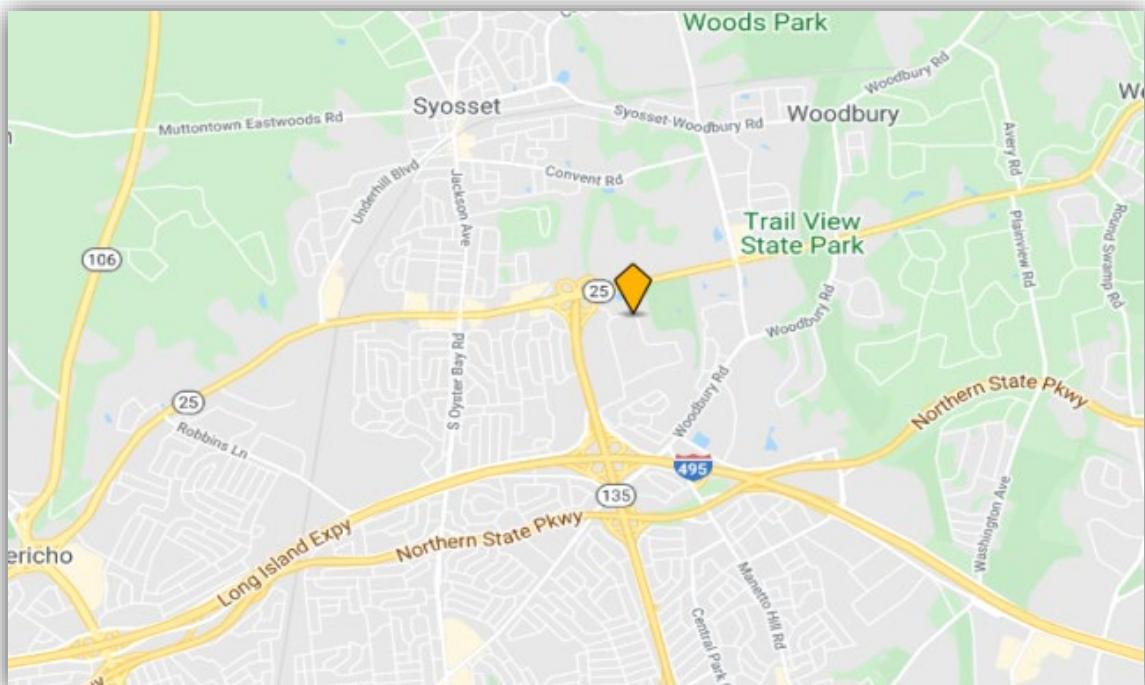


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# Location Maps



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