

61 Brightside Ave

CENTRAL ISLIP, NEW YORK

FOR SALE | 5,000 SF Freestanding Industrial Building on 0.51 Acres

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



FOR SALE
5,000 SF INDUSTRIAL BUILDING
HUGE YARD - IDEAL FOR CONTRACTORS

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

PREMIER COMMERCIAL RE LLC

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | www.pcrellc.com

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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SPECIFICATIONS:

Building Size:	+/- 5,000 SF
Lot Size:	+/- 0.51 Acres
Office:	+/- 1,000 SF
Ceiling Height:	14' Clear
Loading:	*2 Overhead Doors *1 Interior Loading Platform
Heat:	Gas
Parking:	20 Striped Spots with additional yard
Power:	Ample
Zoning:	Light Industrial
Taxes:	\$22,109.60/Year



HIGHLIGHTS:

- Pristine free standing industrial building on an oversized parcel
- Fenced lot paved with concrete
- 2 Miles to Exit 56 of the Long Island Expressway
- Ideal for a variety of uses in need of extra yard space

PRICE: \$1,750,000

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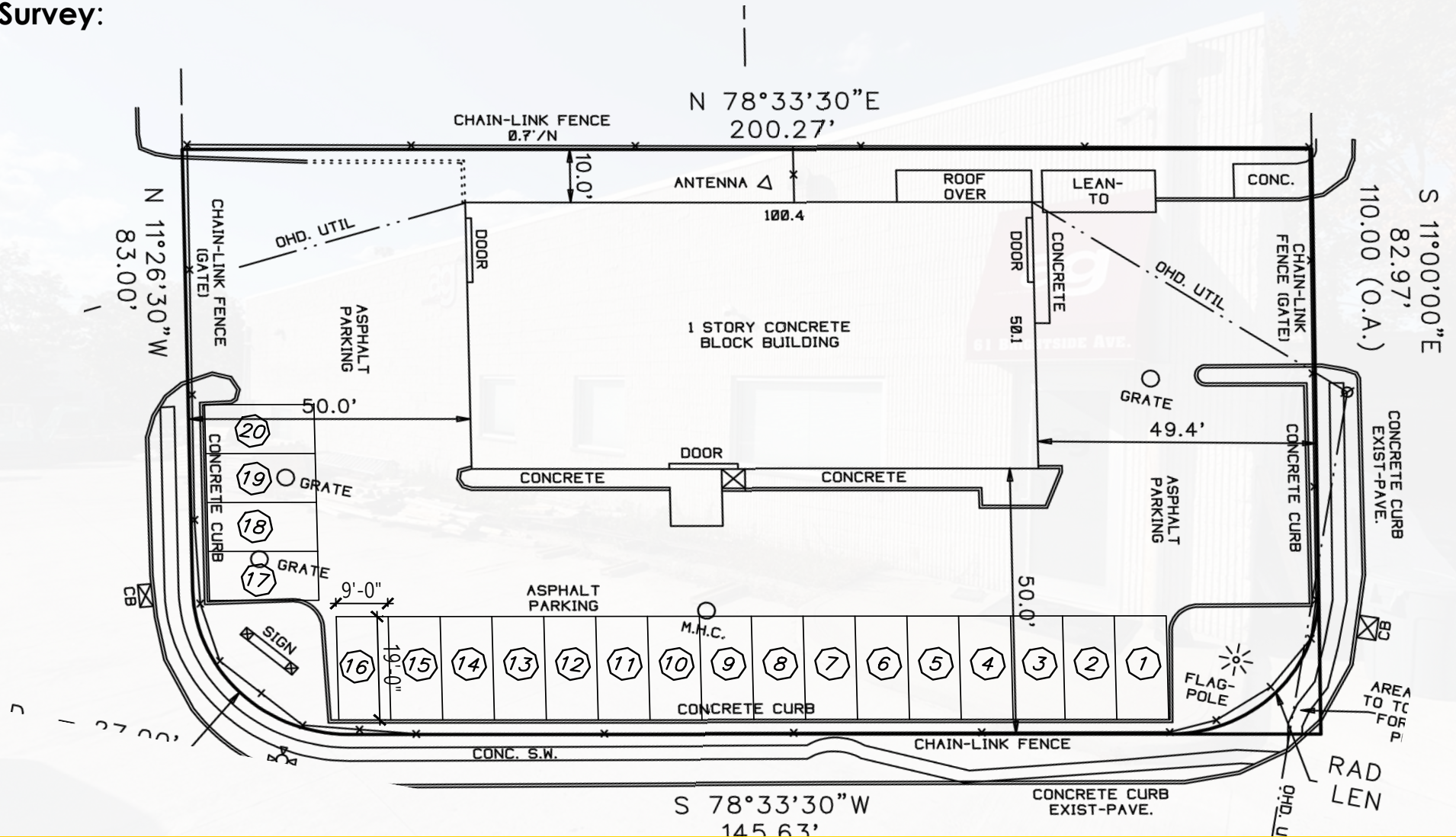
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LOT 2



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A-1

Existing Floor Plan

SCALE : 1/4" = 1'-0"

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Aerial:



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Photos:



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