For Lease | Industrial Land & Building 271 Merritt Avenue, Wyandanch NY 11798



Lot Size: $3.70 \text{ acres } \pm \text{ (Less Buildings)}$

Will Divide ± 1 Acre Parcels

Asking Rental: \$5.00 per sq ft

Building Sizes: $5,000' \pm / 11,200' \pm$

Both buildings are in need of substantial repair although the larger can provide 10,000' of dead storage with electric but no bathrooms.

- Lease Term Negotiable
- Crushed Stone Base Covers Top Layer Of Land
- Fully Fenced
- Available Immediately
- Has Existing Rail Capability
- May Consider Other Options i.e. Joint Venture Redevelopment, Sale.....etc.



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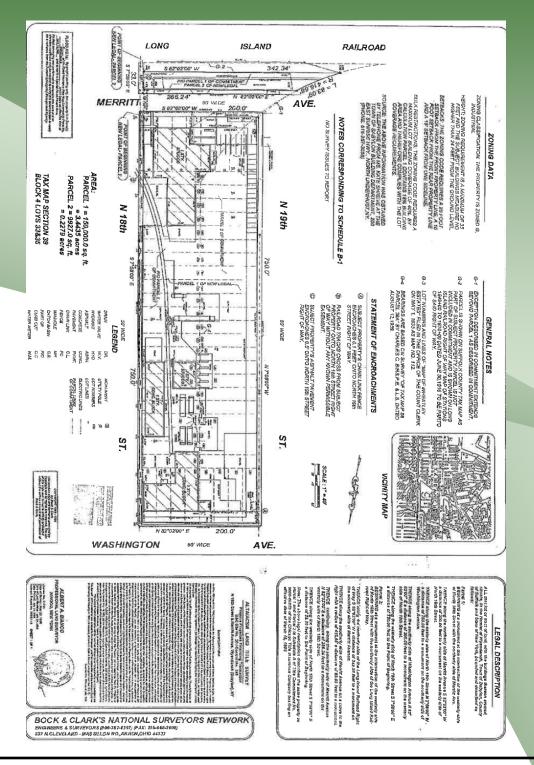
Exclusive Agent:

Anthony Garistina Licensed Real Estate Broker Managing Partner Direct: (631) 391-6366 tony@metrorealtyservices.com

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