

# For Lease | Industrial Land & Building

## 271 Merritt Avenue, Wyandanch NY 11798



**Lot Size:** 3.70 acres  $\pm$  (Less Buildings)  
Will Divide  $\pm$  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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