

OFFERING MEMORANDUM

11 Lucon Dr | Deer Park, New York 11729

FOR SALE OR LEASE



Commercial



ellimancommercial.com

PROPERTY SUMMARY

11 Lucon Dr | Deer Park, New York 11729



Property Highlights

- First time available in 15+ years
- 9,990 SF Column free industrial space for sale or lease
- Zoned G - Industry (Light)deal for production, assembly, or warehouse use
- Seller Financing available for qualified prospects
- Convenient access to major transportation routes
- Cannabis uses not permitted*****

Offering Summary

Sale Price:	\$3,480,000
Lease Rate:	\$18.00 SF/yr (NN)
Available SF:	9,990 SF
Lot Size:	0.58 Acres
Zoning:	G Industry Light
Property Taxes:	\$29,340.91
Occupancy:	Delivered Vacant +/- 90 Days

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

11 Lucon Dr | Deer Park, New York 11729

Location Information	
Street Address	11 Lucon Dr
City, State, Zip	Deer Park, NY 11729
County	Suffolk
Township	Babylon
Building Information	
Building Size	9,990 SF
Ceiling Height	13' Clear
Power	400 Amps
Loading	Two (2) Overhead Doors
Heating	Gas Heat Only In Office
Columns	None
Roof	New
Parking	Plentiful
Sprinklers	None

Property Information	
Property Subtype	Manufacturing
Zoning	G - Industry(Light)
Lot Size	0.58 Acres
APN #	0100067000100017000
Taxes	\$29,340.91
Taxes Per Sq. Foot	\$2.93
Sanitary	Septic

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ADDITIONAL PHOTOS

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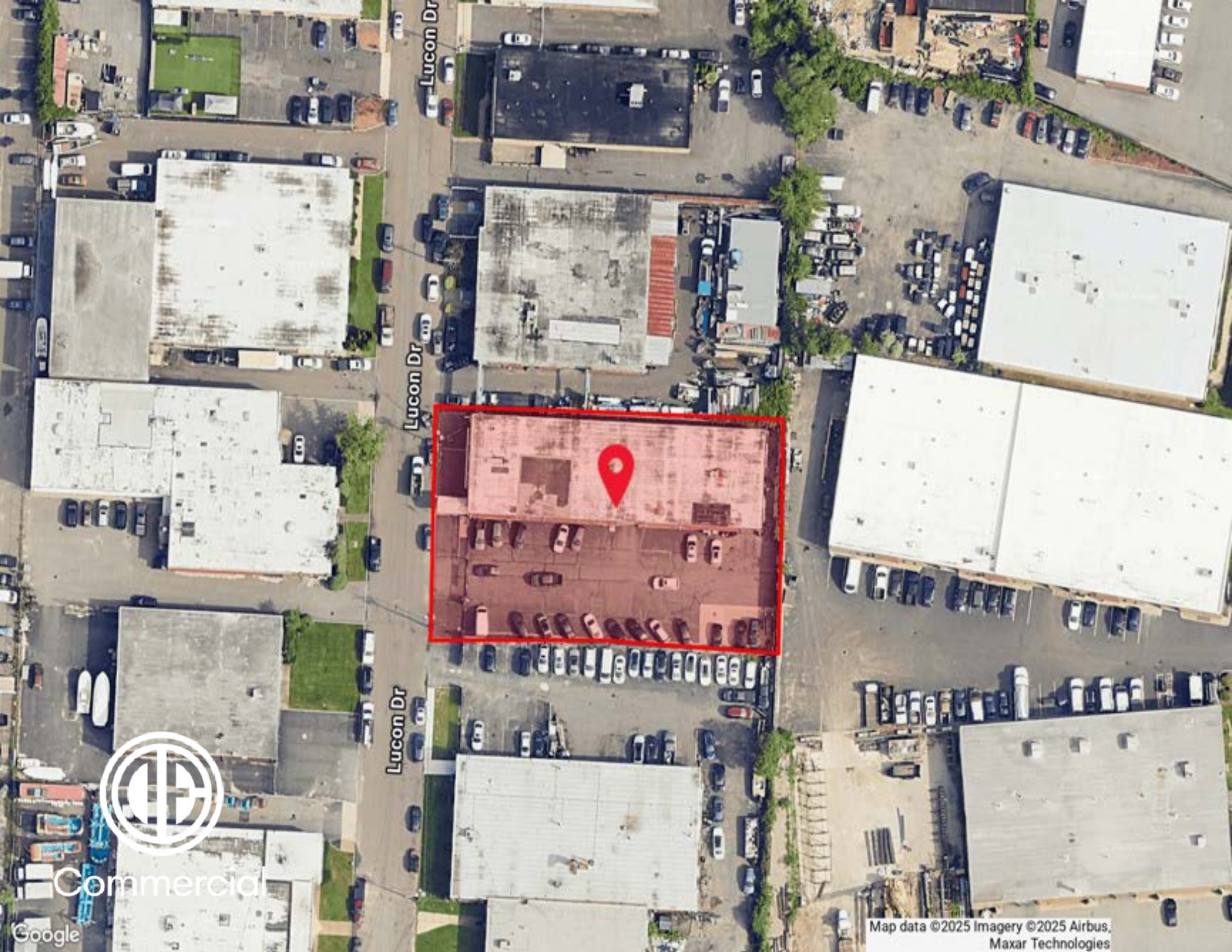
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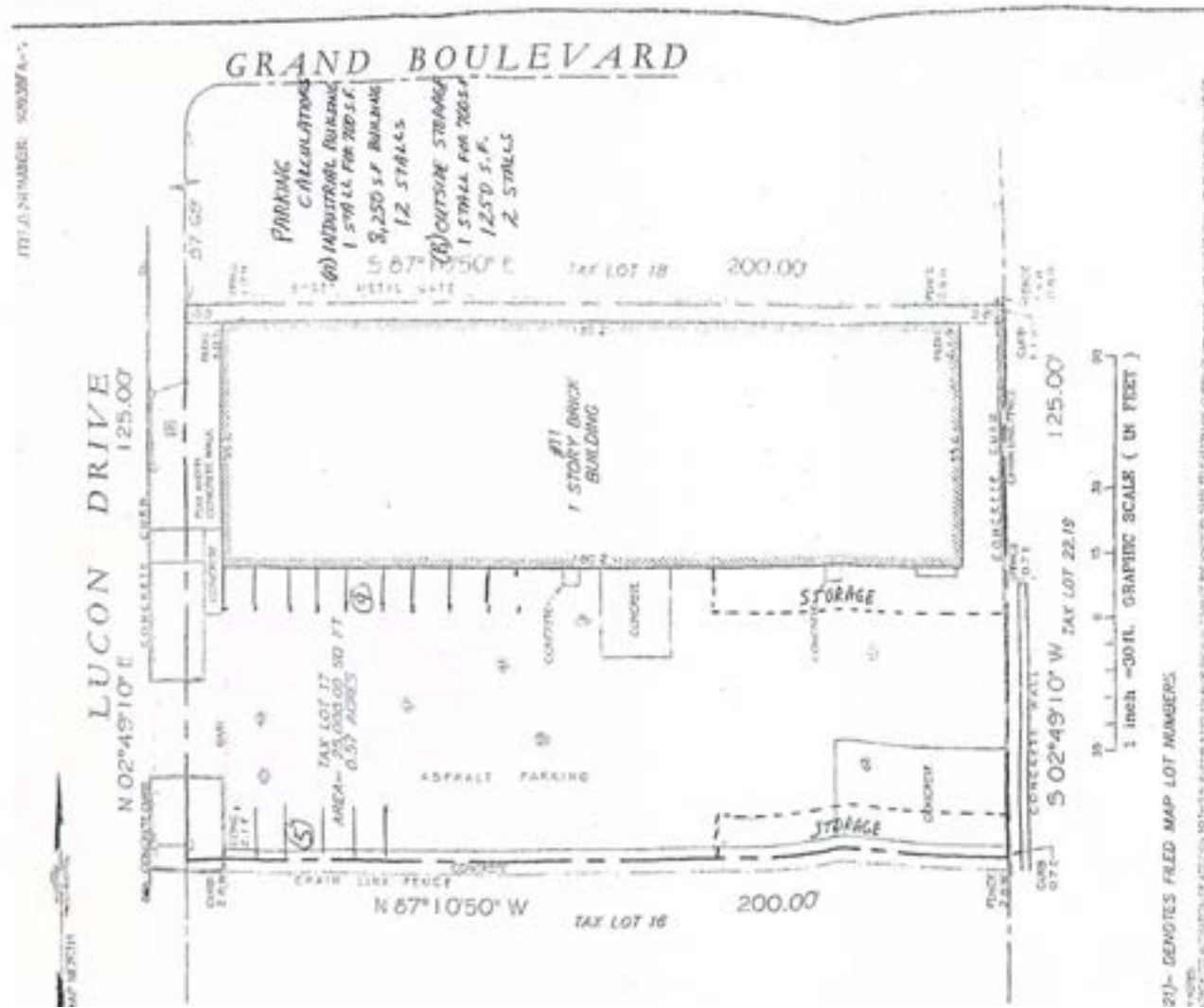
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RETAILER MAP

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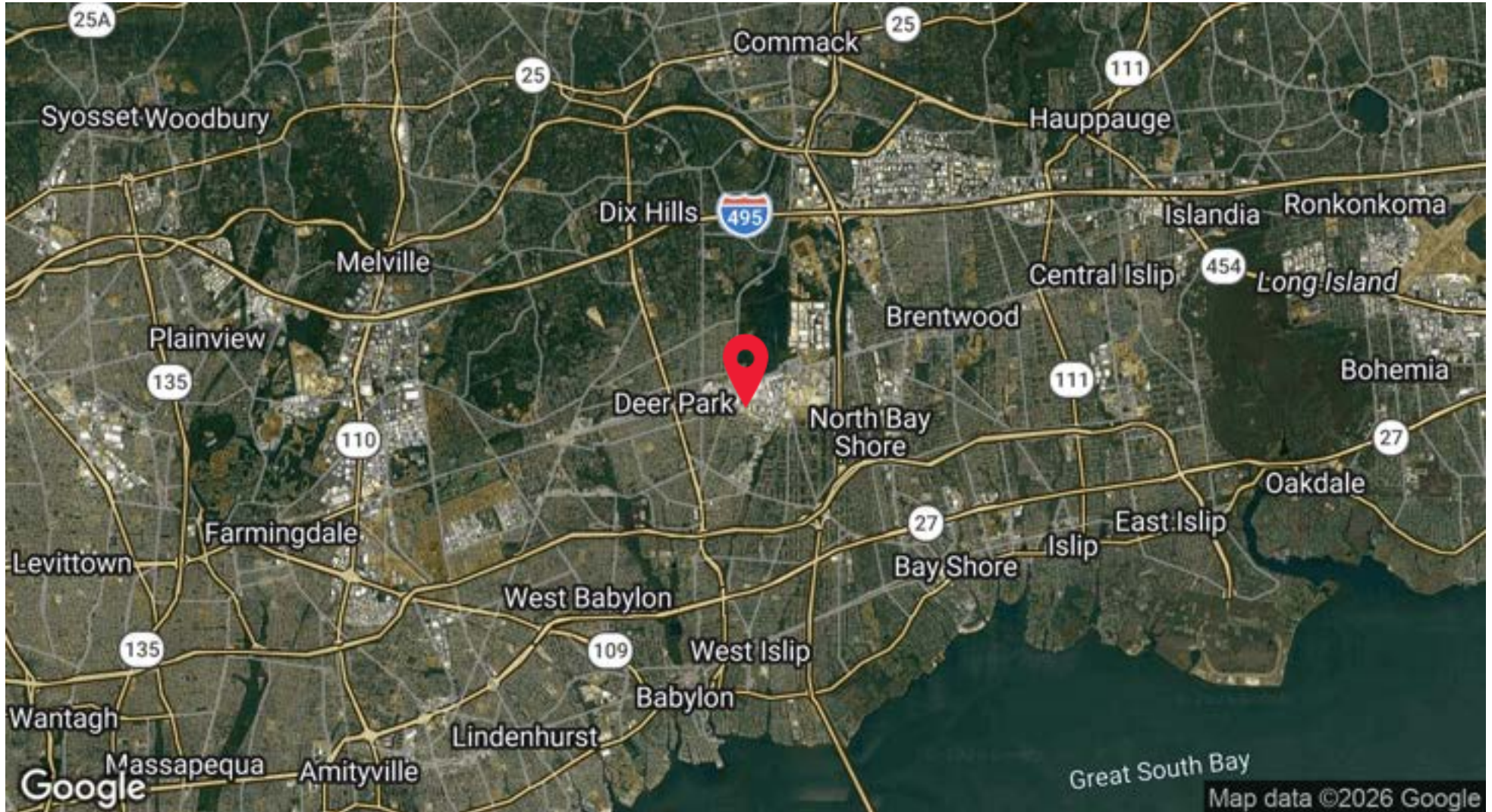
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REGIONAL MAP

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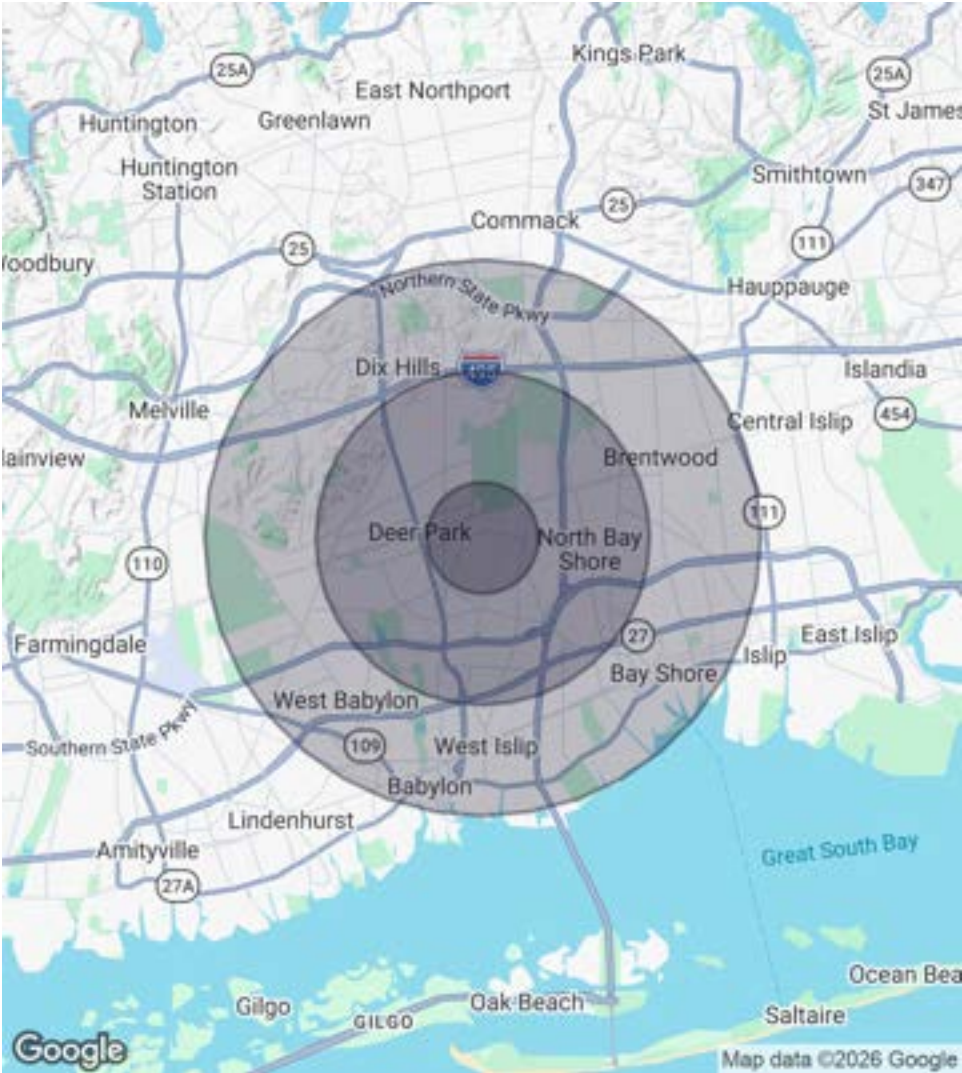
DEMOGRAPHICS MAP & REPORT

11 Lucon Dr | Deer Park, New York 11729

Population	1 Mile	3 Miles	5 Miles
Total Population	10,893	116,098	296,842
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,707	34,706	88,506
# of Persons per HH	2.9	3.3	3.4
Average HH Income	\$130,756	\$163,595	\$167,323
Average House Value	\$538,270	\$569,645	\$588,948

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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