

OFFERING MEMORANDUM



10 Connor Ln | Deer Park, NY



Suffolk Industrial Properties

Michael Freedberg
Suffolk Industrial Properties, LLC
Michael.Freedberg@gmail.com
(646) 623-5242

TABLE OF CONTENTS



3 Property Overview



4 Property Aerial



5 Location Map



6 Location Overview



7 Building Site Plan



Suffolk Industrial Properties

PROPERTY OVERVIEW

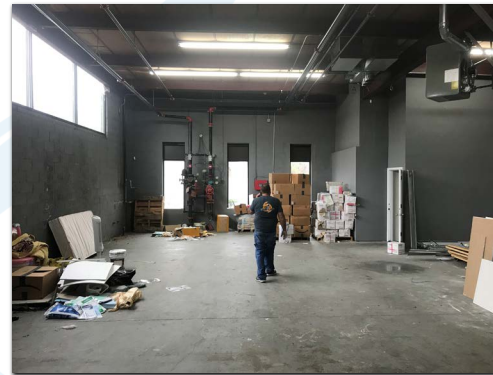


Suffolk Industrial Properties

10 Connor Ln has been recently remodeled to be brought up to code. New Fire suppression system has been installed, new handicapped bathrooms, Guardrails and new doors throughout. Newly paved lot. The building has 29 additional parking spaces located across the street. Several cars may be parked by the main property. The back of the building is currently occupied by a tenant in 7,127 sqft. They have a successful business repairing buses. Their 5 year lease expires in August of 2019.

HIGHLIGHTS

- Building Size: 17,534 SqFt
- Building Lot Size: 25,027 SqFt
- Parking Lot Size: 15,760 SqFt
- Total Property Size: +/- 1 Acre
- Parking: 29 Spaces
- Zoning: G
- Ceiling Height: +/- 16'
- Town of Babylon Blcok 3 Lot 9
- Fire Sprinklers
- Bathrooms: 2
- Office Size: 1,432 SqFt
- Warehouse Size: 8,550 SqFt
- Tenant Space (Open Warehouse): 7,127 SqFt
- Taxes: \$36,221 (\$2.06 psf)
- Lease Rate: \$2,300,000 (\$131.17 psf)



Michael Freedberg

Suffolk Industrial Properties, LLC

Michael.Freedberg@gmail.com

(646) 623-5242

PROPERTY AERIAL



Suffolk Industrial Properties

BROOK AVE

CONNOR LN

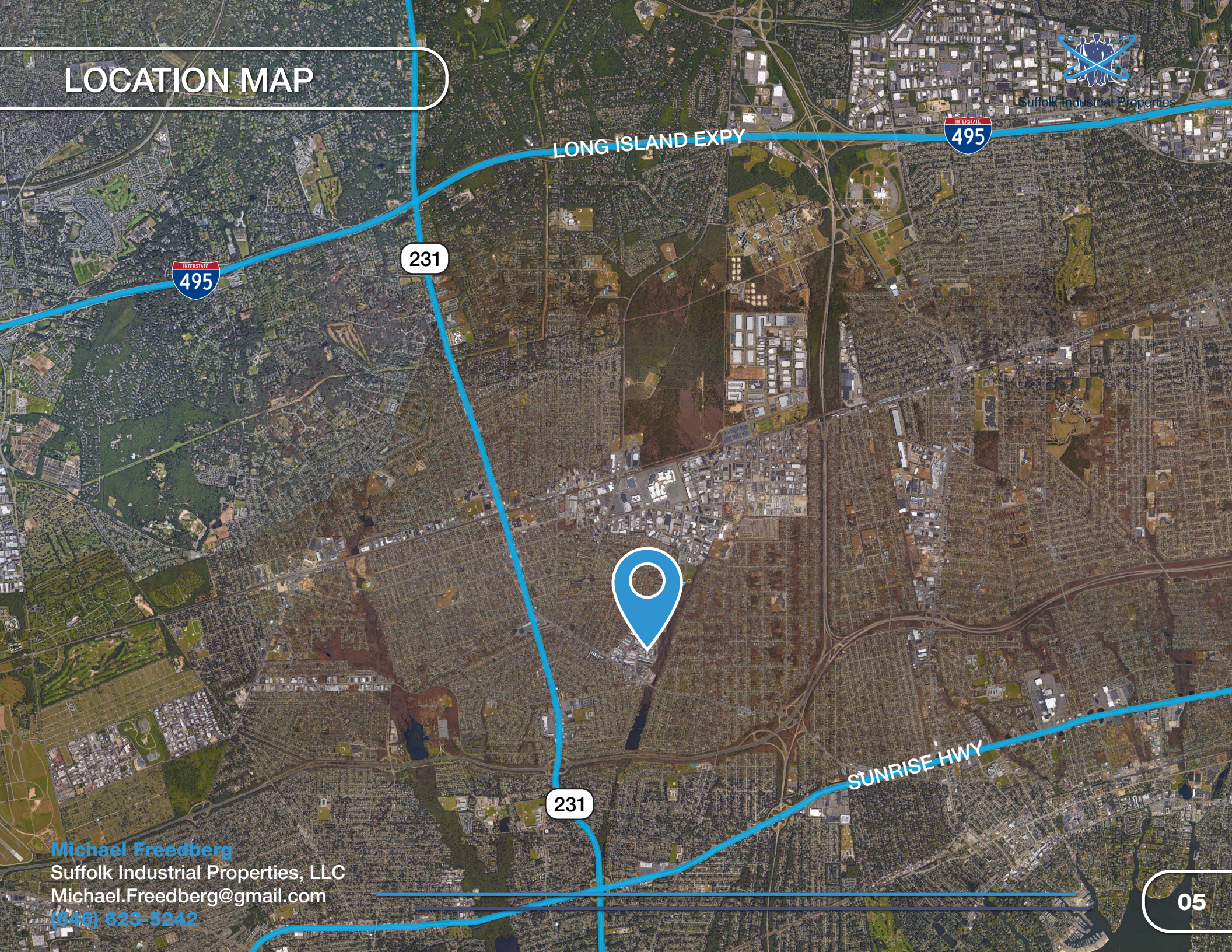


Michael Freedberg
Suffolk Industrial Properties, LLC
Michael.Freedberg@gmail.com
(646) 623-5242

LOCATION MAP



Suffolk Industrial Properties



Michael Freedberg
Suffolk Industrial Properties, LLC
Michael.Freedberg@gmail.com
(646) 523-5242

LOCATION OVERVIEW



Suffolk Industrial Properties

Leading Long Island industrial park close to major highways. Fast access to the LIE makes this location prime for distribution businesses. Deer Park is a residential hamlet located in the pine barrens in the northeast corner of the town of Babylon. The population was 27,745 at the 2010 census.

Michael Freedberg
Suffolk Industrial Properties, LLC
Michael.Freedberg@gmail.com
(646) 623-5242

CONFIDENTIALITY AGREEMENT



Suffolk Industrial Properties

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 10 Connor Ln (the “Property”).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Suffolk Industrial Properties, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Suffolk Industrial Properties, LLC, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Suffolk Industrial Properties, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Suffolk Industrial Properties, LLC.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Suffolk Industrial Properties, LLC.

Michael Freedberg
Suffolk Industrial Properties, LLC
Michael.Freedberg@gmail.com
(646) 623-5242

10 Connor Ln | Deer Park, NY



Suffolk Industrial Properties

Michael Freedberg

Suffolk Industrial Properties, LLC

Michael.Freedberg@gmail.com

(646) 623-5242
