

# FOR SALE - Deer Park, NY

## 1 Saxwood Street



**20,000 Sq. Ft. Building on 1.1 Acre Lot**

**Ideal for a User/Investor**

<p>➤ <b>10,318 Sq. Ft. Unit</b></p> <ul style="list-style-type: none"> <li>• 12% +/- Office Area</li> <li>• 16' Clear Height</li> <li>• Sprinklered</li> <li>• 800 Amps</li> <li>• 1 Tailboard, 1 Drive-in (10' X 12')</li> <li>• Oil Heat (gas in street)</li> <li>• Lease Term: August 31, 2026</li> <li>• Tenant has a 2-Year Option to Renew</li> </ul> <p><b>Aug. 1, 2024-July 31,2025 - Rent: \$146,157 Yr. with 3% Annual Increases</b></p>	<p>➤ <b>9,682 Sq. Ft. Unit</b></p> <ul style="list-style-type: none"> <li>• 10% +/- Office Area</li> <li>• 16' Clear Height</li> <li>• Sprinklered</li> <li>• 400 Amps</li> <li>• 1 Tailboard, 1 Drive-in (10' X 12')</li> <li>• Oil Heat (gas in street)</li> <li>• Lease Term: July 31, 2025</li> <li>• No Option to Renew</li> </ul> <p><b>Aug. 1, 2024-July 31,2025 - Rent: \$93,709</b></p>
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**REVISED SALE PRICE: \$3,800,000 / 2023/2024 Taxes: \$41,280**

**For Information and/or Inspection call:**

**Exclusive Agent: Alan Yaffe, 631-421-1000, ayaffe@unitedrealtyinc.com**