

OFFERING MEMORANDUM

1245 Marconi Blvd, Copiague, NY, 11726

WAREHOUSE FOR SALE



Commercial



EXECUTIVE SUMMARY

1245 Marconi Blvd, Copiague, NY, 11726

Building Size:	20,255 SF	Lot Size:	.94 Acres
Asking Price:	\$6,000,000	Zoning:	G Industry Light
Year Built:	1956	Property Taxes:	\$58,592.78

Property Overview

Owner-user opportunity at 1245 Marconi Blvd, Copiague. This $\pm 20,255$ SF industrial building sits on ± 0.94 acres in the Town of Babylon's G-Industry (Light) zone, ideal for warehouse, distribution, or light manufacturing users. The property features $\pm 17,863$ SF of warehouse and $\pm 3,825$ SF of office space, 12' clear ceilings with up to 17' in a portion, two (2) loading docks, and two (2) drive-in doors. Power is 600 amps with wet and dry sprinklers and gas heat. Approximately 25 parking spaces on site.

For a private showing, contact the exclusive listing brokers.

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

1245 Marconi Blvd, Copiague, NY, 11726

Sale Price

\$6,000,000

Location Information

Street Address	1245 Marconi Blvd
City, State, Zip	Copiague, NY 11726
County	Suffolk
Township	Town of Babylon

Building Information

Building Size	20,255 SF
Year Built	1956
Warehouse Size	+/- 17,863 SF
Office Size	+/- 3,825 sf
Loading	Two (2) Loading Docks & Two (2) Drive -In Doors
Power	600 Amps
Ceiling Heights	12' Clear & 17' Clear +/- in 3,000 SF
Heating	Gas
Sprinklers	Wet & Dry

Property Information

Property Type	Industrial
Zoning	G - Industry (Light)
Lot Size	.94 Acres
APN #	0100198000100035001
Property Taxes	\$58,592.78
Parking	+/- 25 Spots
Sanitary	Municipal Sewers

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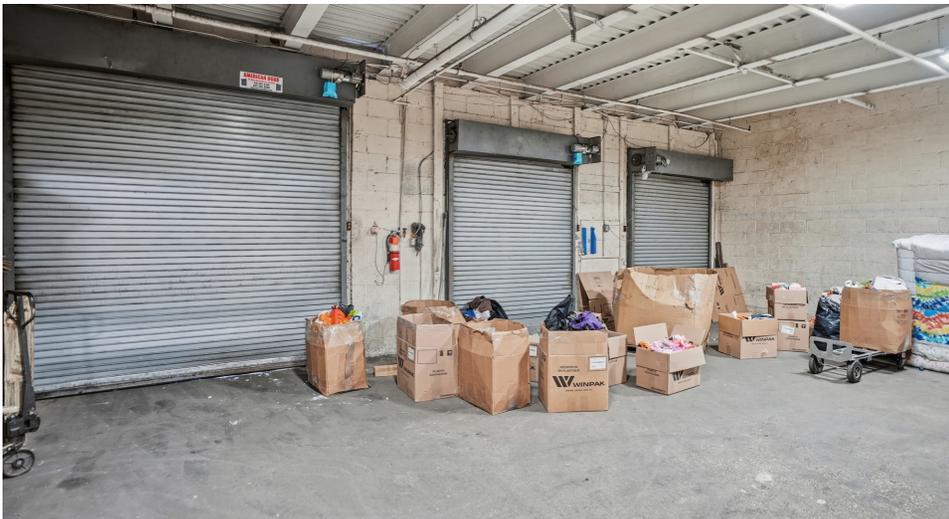
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1245



ADDITIONAL PHOTOS

1245 Marconi Blvd, Copiague, NY, 11726



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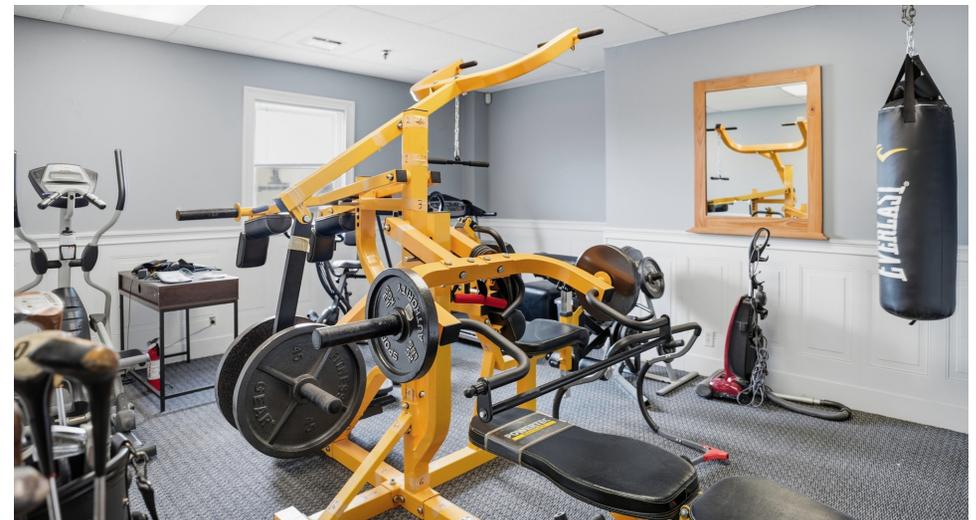
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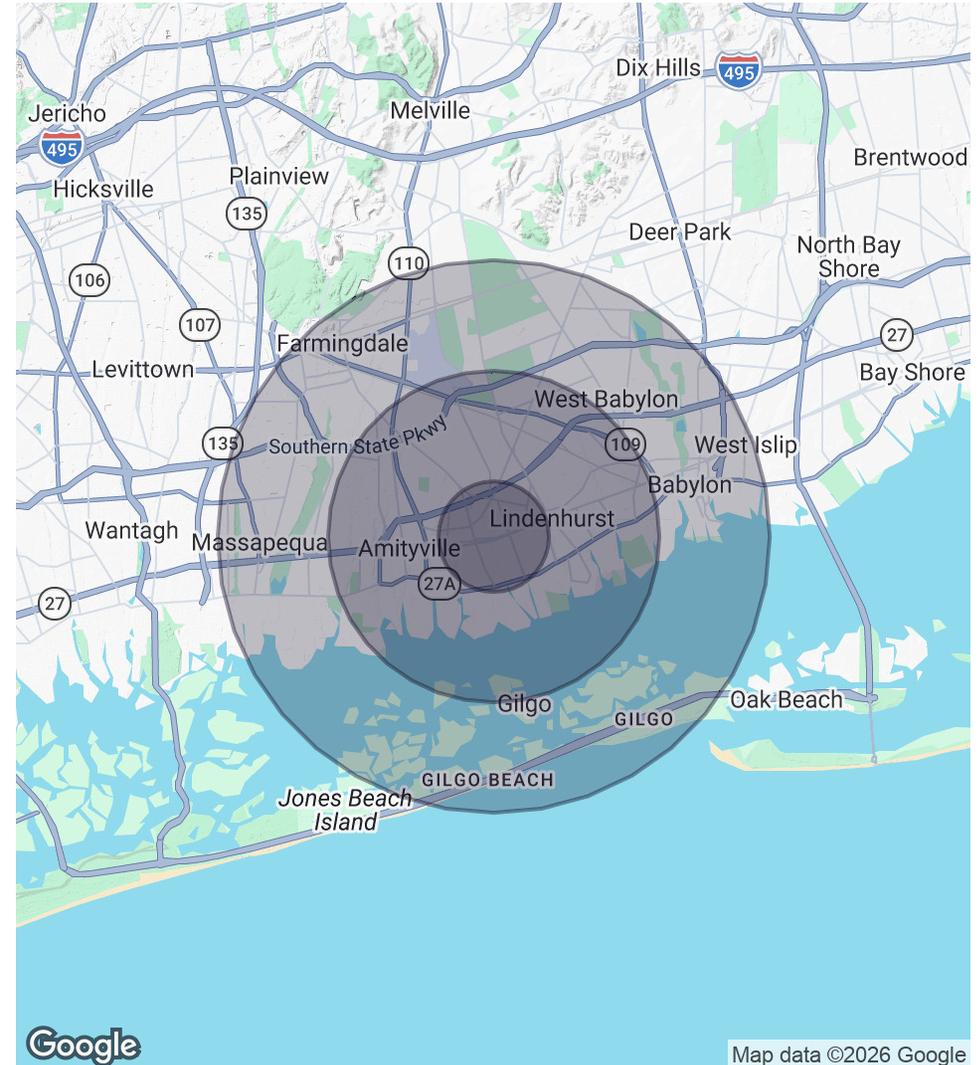
DEMOGRAPHICS MAP & REPORT

1245 Marconi Blvd, Copiague, NY, 11726

Population	1 Mile	3 Miles	5 Miles
Total Population	25,880	139,317	268,857
Average Age	36.3	41.4	42.0
Average Age (Male)	34.7	39.1	40.7
Average Age (Female)	38.1	43.2	43.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,358	44,763	88,792
# of Persons per HH	3.5	3.1	3.0
Average HH Income	\$138,457	\$152,983	\$164,711
Average House Value	\$481,673	\$540,545	\$574,946

2023 American Community Survey (ACS)



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Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.