

A CUSHMAN & WAKEFIELD LONG ISLAND INDUSTRIAL ADVISORY TEAM OPPORTUNITY

# 200 TOWNLINE ROAD

KINGS PARK, NEW YORK

FULLY APPROVED & IMPROVED INDUSTRIAL OUTDOOR STORAGE FOR SALE OR LEASE  
14.50 ACRES | WILL DIVIDE | FLEET REPAIR FACILITY

ACCESS  
Ingress/Egress



TOWNLINE ROAD

ACCESS  
Ingress/Egress



# PROPERTY OVERVIEW

<b>TOTAL ACREAGE:</b>	±14.50 Acres
<b>NUMBER OF BUILDINGS:</b>	Two (2)
<b>BUILDING #1:</b>	±1,440SF (Office Use)
<b>BUILDING #2:</b>	±3,560SF (3 Drive-Ins - 14' X 14')
<b>ZONING:</b>	Industrial Light with Permitted Outdoor Storage
<b>MUNICIPALITY:</b>	Town of Smithtown
<b>YEAR CONSTRUCTED:</b>	2019 (Site Work & Building)
<b>POWER:</b>	To Be Confirmed. High Voltage Transmission Lines Adjoining The Site.
<b>SITE FEATURES:</b>	Asphalt, Drainage, Lighting, Landscaping, Curbing
<b>REAL ESTATE TAXES:</b>	\$72,000 per annum.
<b>LEASE PRICE:</b>	Upon Request
<b>SALE PRICE:</b>	Upon Request



## PROPERTY HIGHLIGHTS

- Well-located to service Long Island's North Shore dense & affluent communities
- Well-located to service companies located in the Hauppauge Business Park

## IDEAL FOR THE FOLLOWING USES:

- Fleet Parking and Maintenance Facility
- Equipment Rental / Storage
- Building Supply
- Large Contractor / Bulk Material Storage
- Bus Terminal
- Alternative Energy
- Automotive Storage

# DIVISION A



# DIVISION B





# INDUSTRIAL OUTDOOR STORAGE SITE

200 TOWNLINE ROAD  
KINGS PARK, NY



FOR MORE INFORMATION,  
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