

corcoran



118-40 MONTAUK STREET, SAINT ALBANS, NY 11421

- Delivered vacant
- Lot Sq.Ft. 7,753 (310' x 25')
- Building Sq.Ft. 6,250 (250' x 25')
- Sale Type Owner-User or Industrial Investors
- One automatic drive in door, plus 3 roll up gates

- Zoning R3A
- One-Story Flex Building with Outside Parking
- Warehouse Ceiling Height 13.6FT

Price \$3,189,000

PROPERTY FACTS

Sale Type

Investment or Owner User

Tenancy

Single

Property Type

Flex

Parking Ratio

0.18/1,000 SF

Property Subtype

Light Distribution

Clear Ceiling Height

13 FT

Building Class

C

No. Drive In Doors

4

Lot Size

7,753 SF

Rentable Building Area

6,250 SF

Opportunity Zone

No

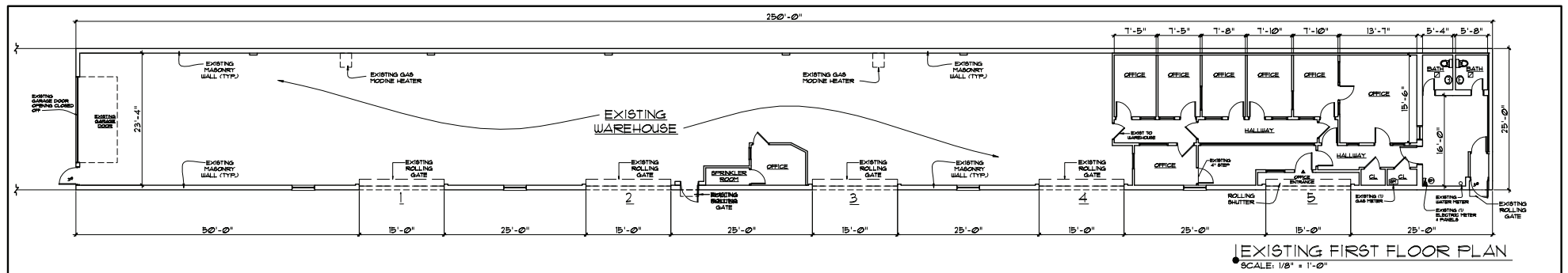
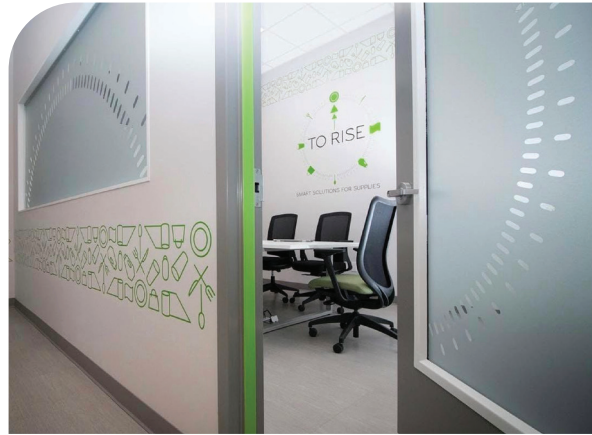


CHOOSING THE RIGHT SPACE

118-40 Montauk Street is comprised of over 5,500 sf of warehouse space and 800sf of office space, plus 1,500 sf of parking/outside storage space. A major renovation took place in 2017 of the property including the installation of 48 cameras, high speed internet, new sprinkler system, full A/C and Heat throughout the office space, full insulation for the entire building, the warehouse has LED Lighting, automated intercom system with access card for secure entrance, full upgrade fire extinguisher system, new roof, new electrical panels, a

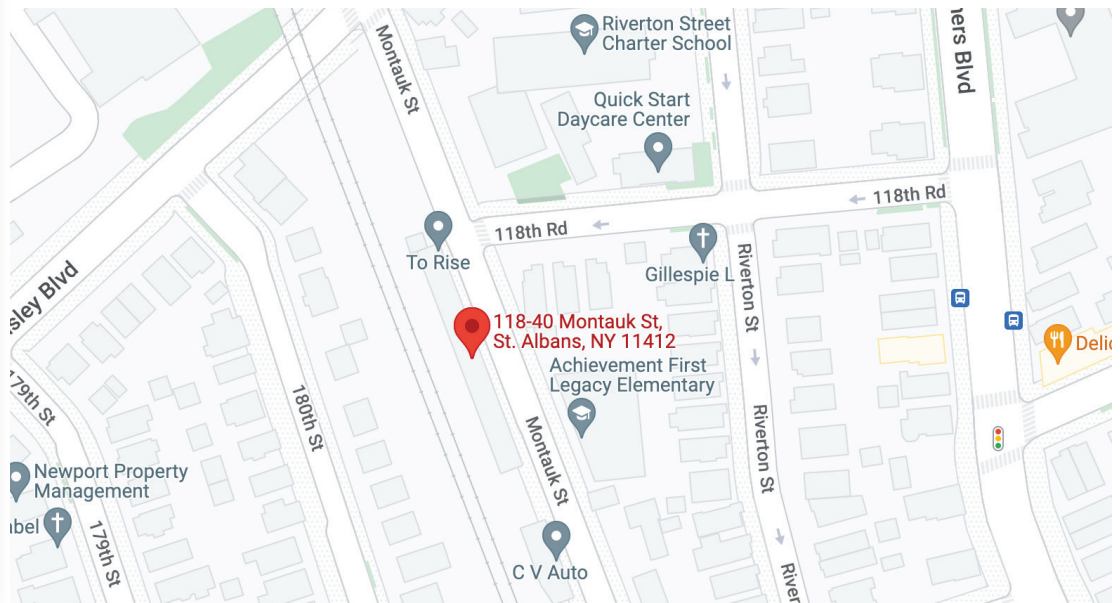
conference room, three restrooms (1 ADA bathroom), a reception area, and a main office with 8 desk, 1 ADA desk, storage above each desk, plus a large CEO office, kitchen, break room, storage room, reception space.





NEIGHBORHOOD

118-40 Montauk Street is well-located with JFK International Airport less than 3 miles away, and the LIRR is 2 blocks away, making commuting to and from the property a breeze. In proximity to Van Wyck Expressway (I-678), Belt Parkway, Cross Island Parkway, & Southern State Parkway. 15 miles to NY Red Hook Container Terminal, and less than 20 Miles from Manhattan.



Bryan K. Ware

LICENSED R.E. ASSOCIATE BROKER

917.698.8545

BWARE@CORCORAN.COM

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