

**EXCLUSIVE
INDUSTRIAL
WAREHOUSE/OFFICE
FOR
SALE**

**FOR
ONLY \$1.5M**



ABOUT THE PROPERTY

75 E Jefryn Blvd, Deer Park, NY 11729 offers approximately 6,000 SF of G-Industrial zoned space suitable for warehouse, industrial, auto-related, and more. The building features 18' ceiling height, a 14' overhead drive-in door, and 800-amp electrical service. Includes approximately 1,200 SF of office space with reception area, break area, and bathroom. Conveniently located near major highways and Tanger Outlets.

PROPERTY DETAIL



20%
OFFICE



80%
WAREHOUSE



18'
CEILING



14'
OVERHEAD DRIVE-IN



Richard Chuang, CBR, CIREC, RETP
Licensed Real Estate Salesperson
CBR, Certified Buyer Representative
CIREC, Commercial and Investment Real Estate Certified
RETP, Real Estate TECH Pro



516-554-7779



mr.richardchuang@gmail.com

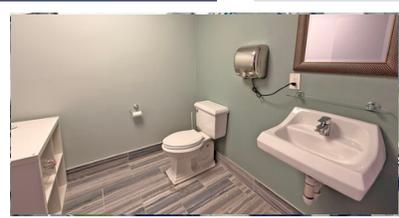


Keller Williams Realty of Greater Nassau
400 Garden City Plaza, Suite # 438, Garden City, NY 11530

**EXCLUSIVE
INDUSTRIAL
WAREHOUSE/OFFICE**

**FOR
SALE**

**FOR
ONLY \$1.5M**



ABOUT THE PROPERTY

- Sale Price: \$1,500,000 (\$250 PSF)
- Size: 6,000 sq ft
- Real Estate Taxes: \$18,009 (2025)
- Common Charges: \$885.54/month
- Electric: 800-amp service
- Heat: Oil (new heater, approx. 1 year old)
- Roof: New, approx. 1 year old

Office:

- Recently renovated
- Central AC and heat
- Three large offices/ meeting rooms/ Reception area with dining/ break area
- Private bathroom

Warehouse:

- Open layout with 18' ceiling height
- One 14' overhead drive-in door
- One exit door
- Heater installed
- Three large exhaust fans

Parking:

- Two designated spaces in the front
- Approximately ten spaces in the rear



Disclaimer: Keller Williams Realty of Greater Nassau does not guarantee the accuracy of the information provided. All details are subject to errors, omissions, changes, or withdrawal without notice. Measurements and specifications are approximate and should be independently verified. Nothing herein constitutes a warranty or contract. Commission is payable only to the procuring broker per our brokerage agreement and upon a fully consummated transaction.



Richard Chuang, CBR, CIREC, RETP
Licensed Real Estate Salesperson
CBR, Certified Buyer Representative
CIREC, Commercial and Investment Real Estate Certified
RETP, Real Estate TECH Pro

 **516-554-7779**

 **mr.richardchuang@gmail.com**



Keller Williams Realty of Greater Nassau
400 Garden City Plaza, Suite # 438, Garden City, NY 11530

Why Buyers Want an Industrial Warehouse With Office in Deer Park

-  Prime Deer Park Industrial Location
 - Located in the sought-after Jefryn Industrial Park
 - Excellent access to major highways and transportation routes
-  Warehouse + Office Combination
 - Ideal for storage, distribution, production, and administrative operations
 - Efficient layout supports seamless workflow
-  Convenient Truck Access
 - Suitable for logistics, contractors, wholesalers, and service companies
 - Smooth loading and unloading capabilities
-  Professional Office Space On-Site
 - Private offices and meeting areas
 - Great for companies needing a polished front-end presence
-  Excellent Owner-User Opportunity
 - Rare availability in a high-demand industrial zone
 - Ideal for businesses looking to own rather than rent
-  Strong Long-Term Investment
 - Industrial properties in Deer Park maintain high occupancy and value
 - Limited supply supports appreciation potential

