

110 Emjay Blvd Brentwood, NY



56,700 SF AVAILABLE FOR LEASE

Property Description

- Size: 56,700 SF on 3 Acres
- SF Breakdown:
 - 25,000 SF at 26' Clear
 - 27,700 SF at 18.5' Clear
 - 4,000 SF Brand New Office
 - 33,000 SF Outdoor Storage Yard
- Loading: 7 Loading Docks, 2 Drive-Ins
- Parking: 55 Car Parking (More Can Be Added)
- Heavy Power: 600-800 Amps 480V
- Will Consider Division

Pricing Upon Request

Taxes: +/- \$122,468 (\$2.16 PSF)

Brought To You By Exclusive Broker



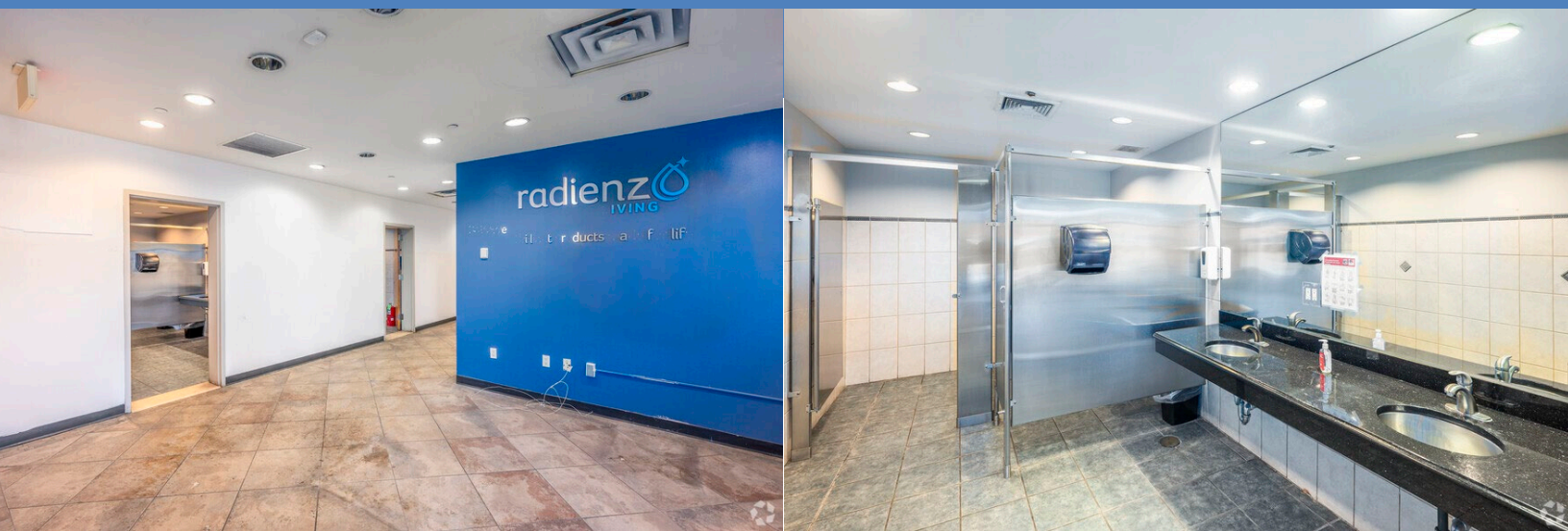
In Connection with



Interior



25,000 SF at 26' Clear + 27,700 SF at 18.5' Clear
Heavy Power: 600-800 AMPS 480 VOLTS



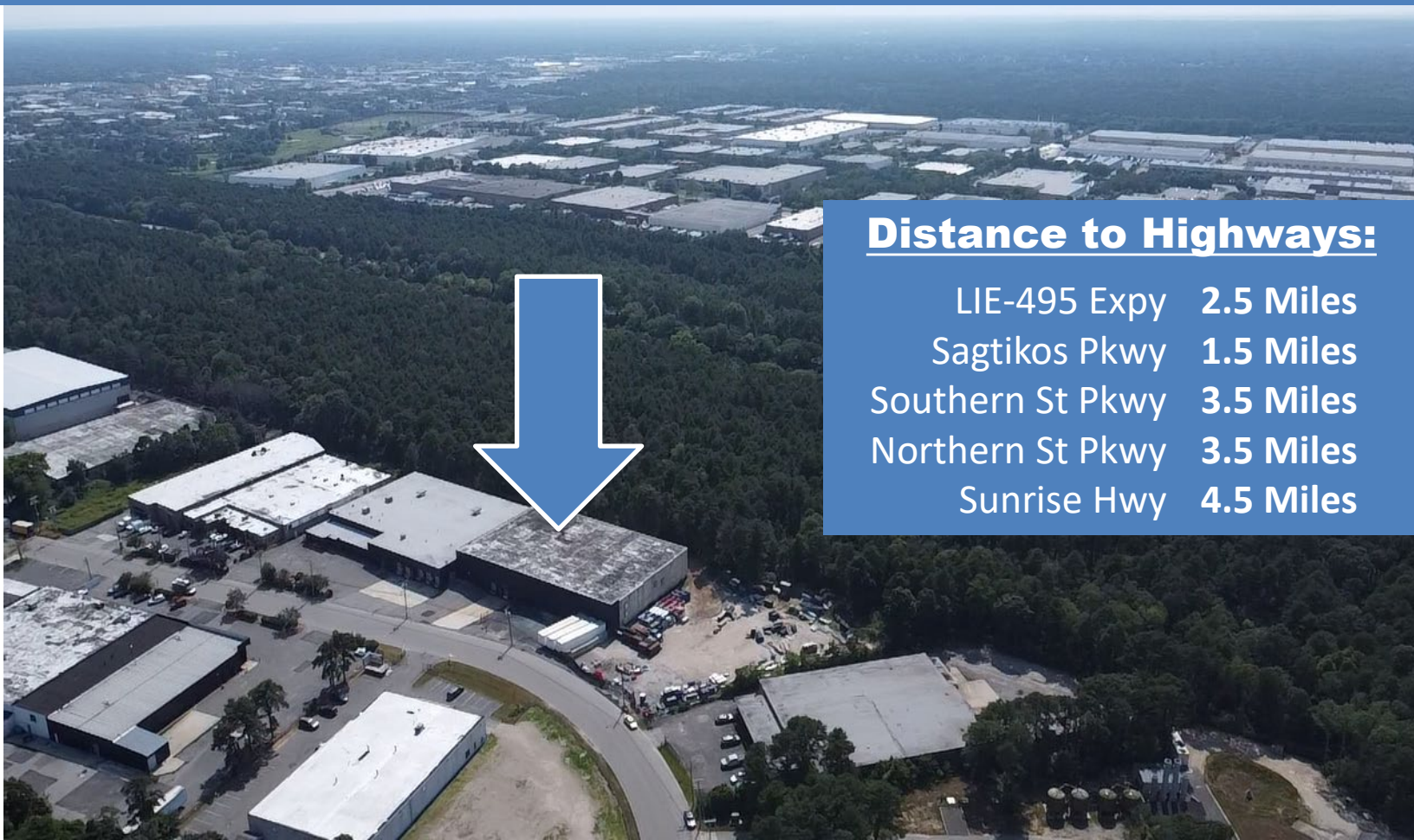
4,000 SF of Brand New Office



Exterior



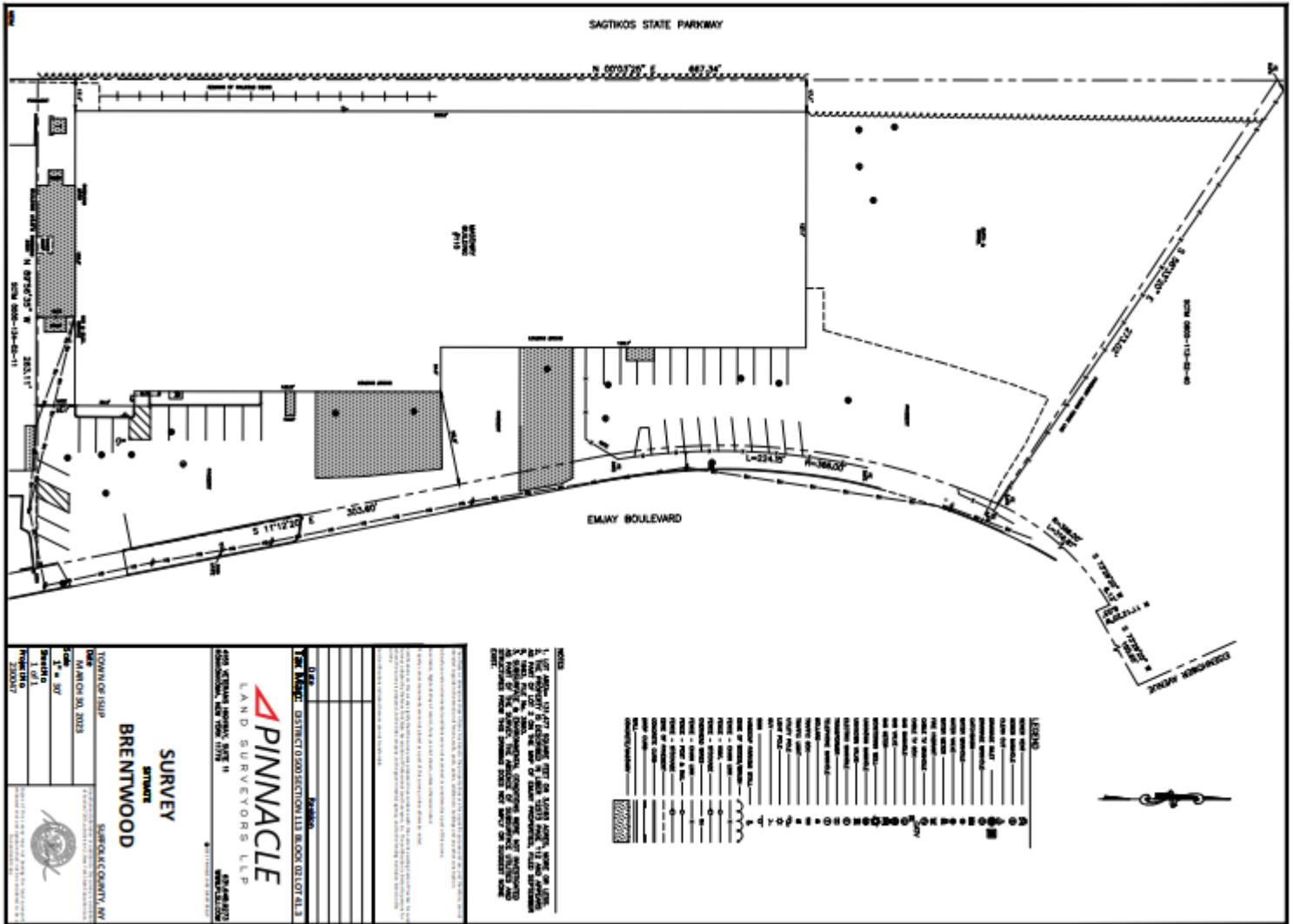
33,000 SF Outdoor Storage Yard + 55 Car Parking
7 Loading Docks + 2 Drive-Ins



Distance to Highways:

LIE-495 Expy	2.5 Miles
Sagtikos Pkwy	1.5 Miles
Southern St Pkwy	3.5 Miles
Northern St Pkwy	3.5 Miles
Sunrise Hwy	4.5 Miles

Survey



For More Information Contact Exclusive Brokers:

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