

OFFERING MEMORANDUM

11 Lucon Dr | Deer Park, New York 11729

BUILDING AVAILABLE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



11 Lucon Dr | Deer Park, New York 11729

Building Size:	9,990 SF	Lease Rate	\$20.00 SF/yr (NN)
Lot Size:	0.58 Acres	Taxes	\$29,340.91
Zoning:	G - Industry (Light)	Occupancy	January 2026

Location Overview

Located in the heart of Deer Park, NY, the area surrounding the property boasts a thriving industrial and manufacturing community, offering a strategic advantage to prospective investors and tenants. Situated within close proximity to major transportation arteries, the location provides convenient access to the Long Island Expressway and Southern State Parkway. Nearby, the Tanger Outlets offers a premier shopping destination, while the Deer Park Municipal Golf Course provides leisurely escape for business professionals in the area. With a range of dining options, hotels for visiting clientele, and a supportive business network, the surrounding area provides an ideal environment for industrial and manufacturing operations to thrive.

Property Highlights

- Ideal for Production, Assembly, or Warehouse Use
- Column Free Warehouse Space
- Plentiful Parking On Site (30+)
- Walking Distance to Tanger Outlets
- Deer Park LIRR Station ~1.5 miles
- Long Island Expressway (I-495): ~ 3 miles

Exclusively represented by:

Michael Gronenthal

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JT Famularo

Licensed Real Estate Salesperson
516.471.6578 Email: john.famularo@elliman.com

PROPERTY DETAILS

11 Lucon Dr | Deer Park, New York 11729

Location Information

Street Address	11 Lucon Dr
City, State, Zip	Deer Park, NY 11729
County	Suffolk
Township	Babylon

Building Information

Building Size	9,990 SF
Ceiling Height	13' Clear
Power	400 Amps
Loading	Two (2) Overhead Doors
Heating	Gas Heat
Columns	None
Roof	New
Parking	Plentiful

Property Information

Property Subtype	Manufacturing
Zoning	G - Industry(Light)
Lot Size	0.58 Acres
APN #	0100067000100017000
Taxes	\$29,340.91
Taxes Per Sq. Foot	\$2.93

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ADDITIONAL PHOTOS

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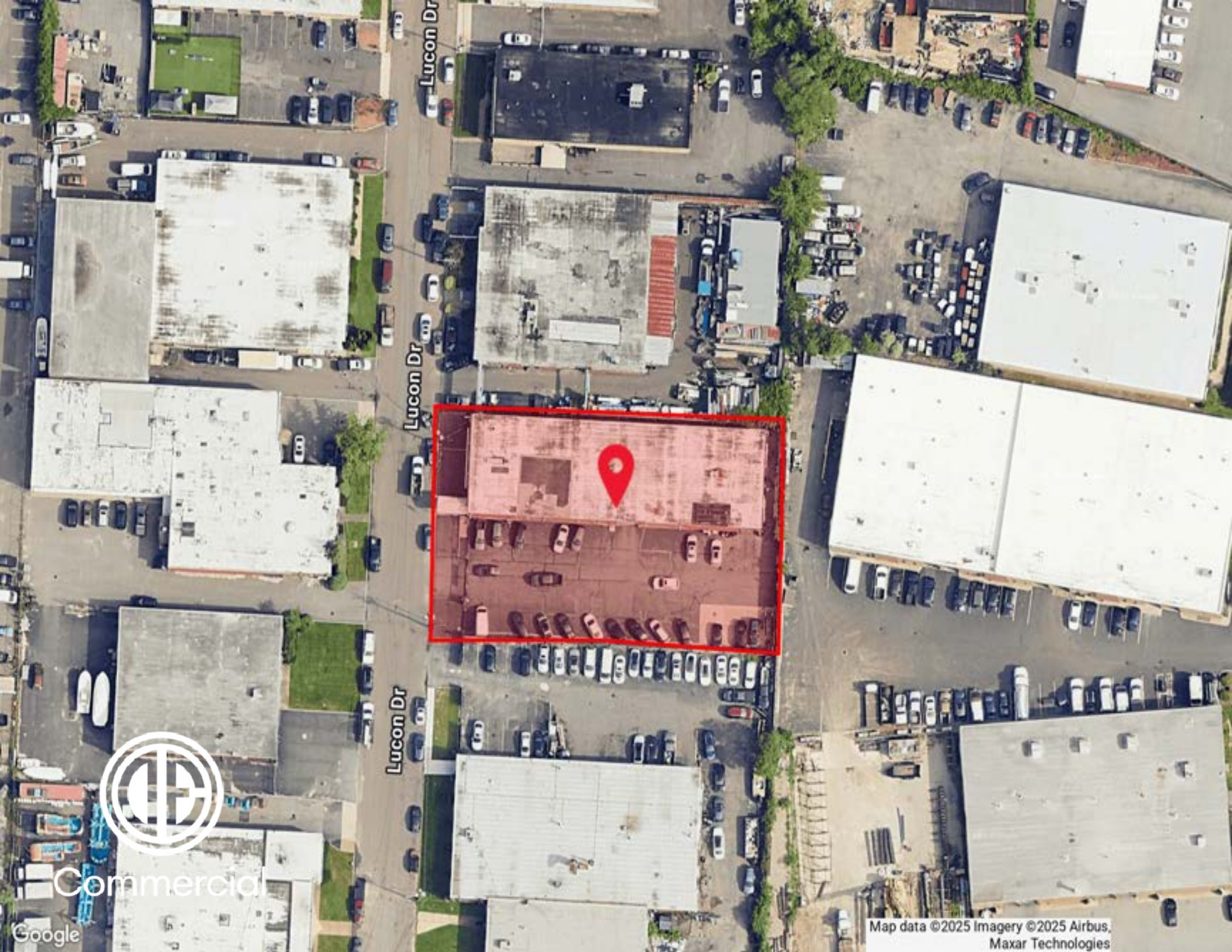
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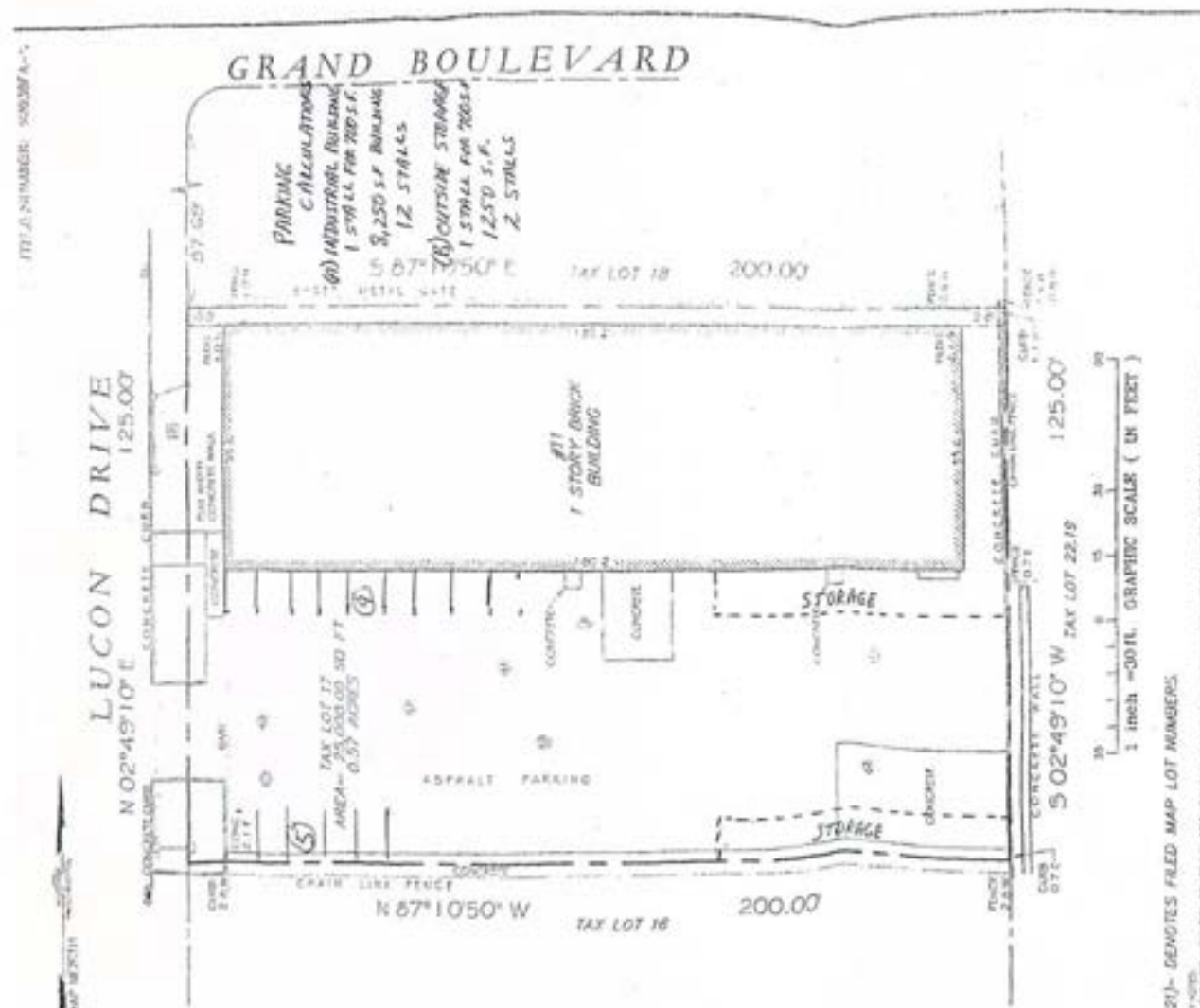
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Google

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Maxar Technologies

SITE PLANS

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RETAILER MAP

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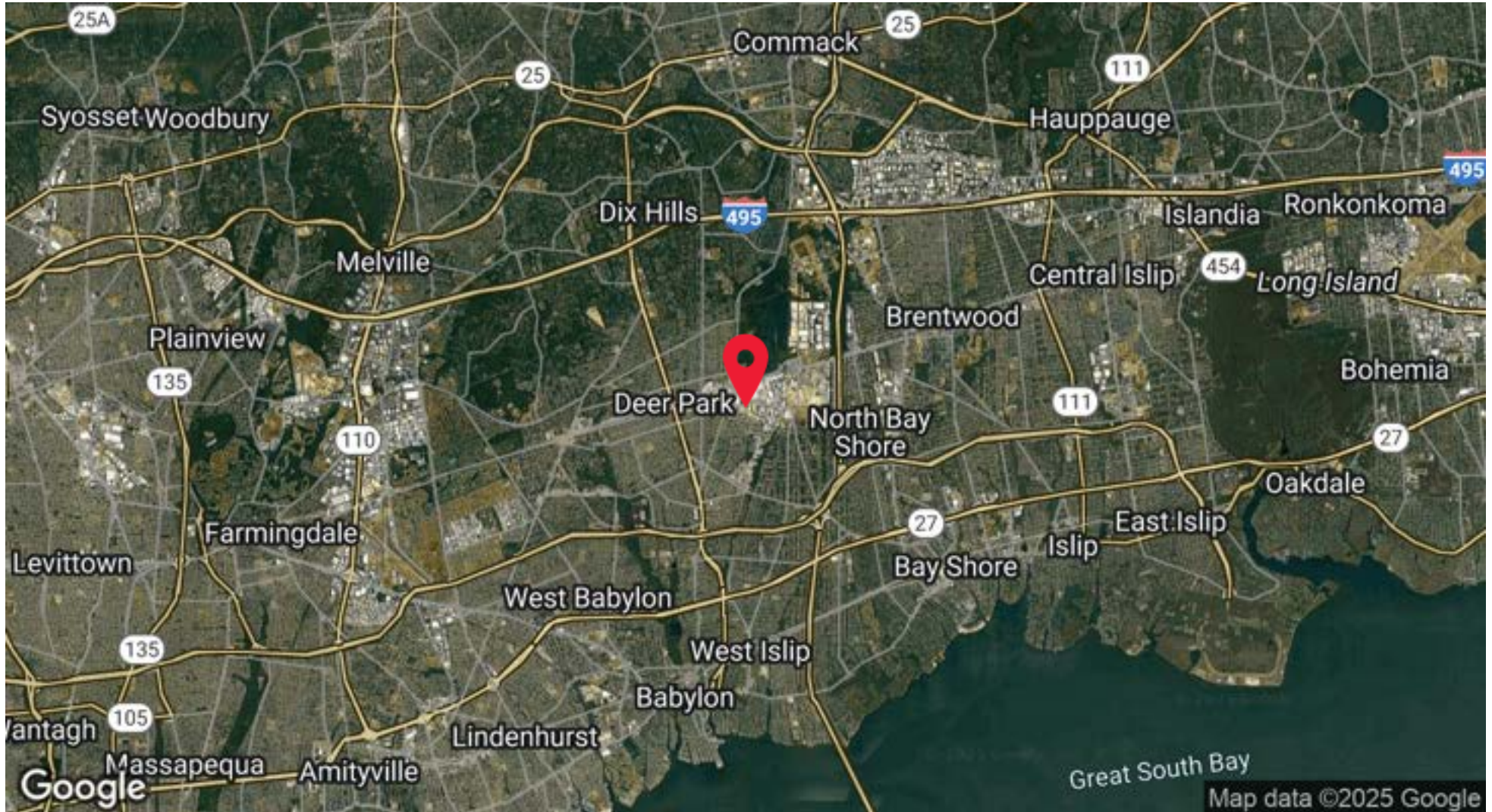
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REGIONAL MAP

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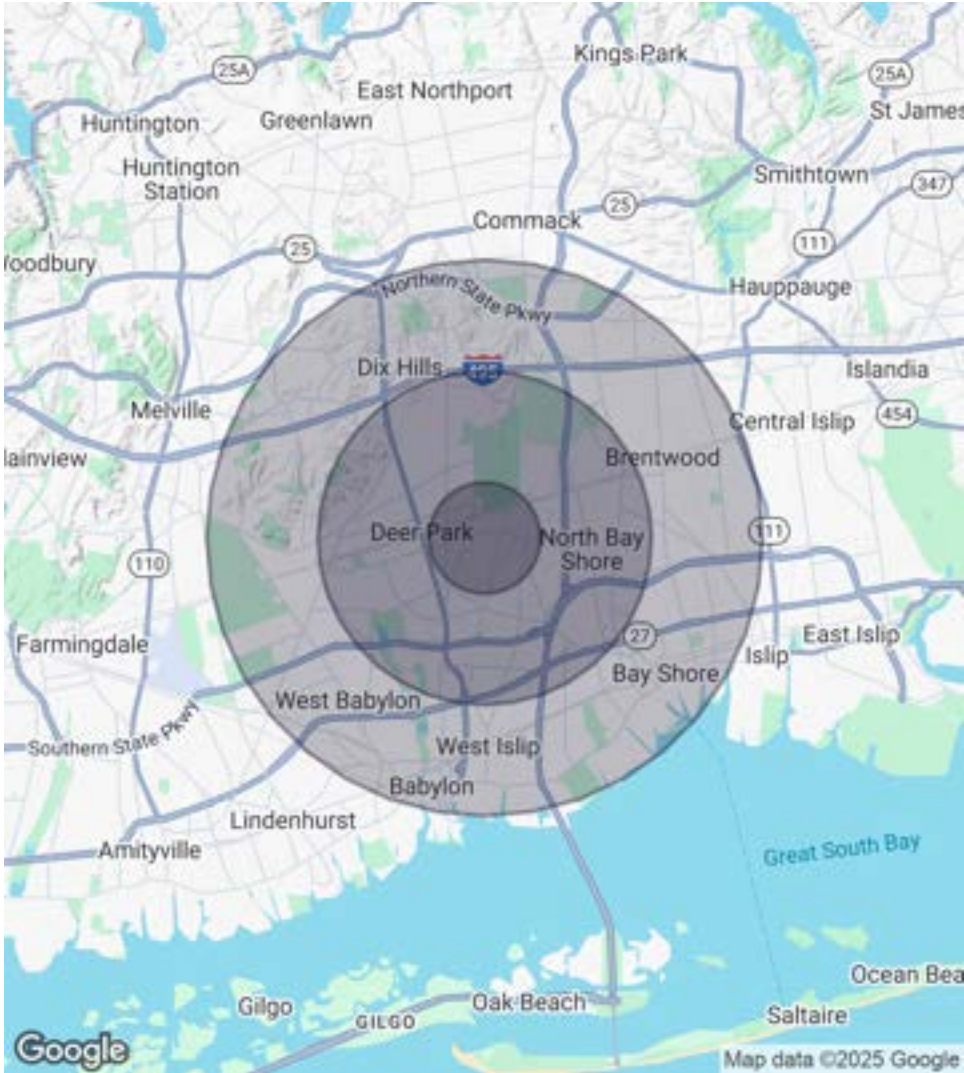
DEMOGRAPHICS MAP & REPORT

11 Lucon Dr | Deer Park, New York 11729

Population	1 Mile	3 Miles	5 Miles
Total Population	10,893	116,098	296,842
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,707	34,706	88,506
# of Persons per HH	2.9	3.3	3.4
Average HH Income	\$130,756	\$163,595	\$167,323
Average House Value	\$538,270	\$569,645	\$588,948

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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