

For Sale or Lease | Industrial

100 Carney Street, Glen Cove NY 11542

Price Reduced



Building Size: 29,155 sf $\pm$ (19,510 sf main level & 9,645 sf lower level)
Available for Lease: 19,510 sf $\pm$ (Main Level)
Lot Size: .70 acre $\pm$
Offices: 2,900 sf $\pm$ (Main Level)
Ceiling Height: Main Level: 11' $\pm$ / 14' $\pm$ / 16' $\pm$
Lower Level: 8'-12'+
Loading: 4 Drive-Ins
Heat: Gas
Power: 400 amps (to be verified)
Zoning: Industrial 1 (Glen Cove, zoning attached)

Sale Price: ~~\$ 5,800,000.00~~ **\$5,540,000.00**
Lease Price: \$ 14.50 NNN
Building Insurance: \$ 1.02 psf
Taxes: \$ 63,500 $\pm$ / year (\$2.18 psf) Includes Glen Cove Taxes

- Sprinklers / Wet and Dry
- Several Divisions on Lease
- Two Tenants in Lower Level

METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Andrew B. Blumenthal
Licensed Real Estate Broker
Managing Partner

Cell: [\(516\) 581-6140](tel:5165816140)

andy@metrorealtyservices.com

Modified: 6/4/2026

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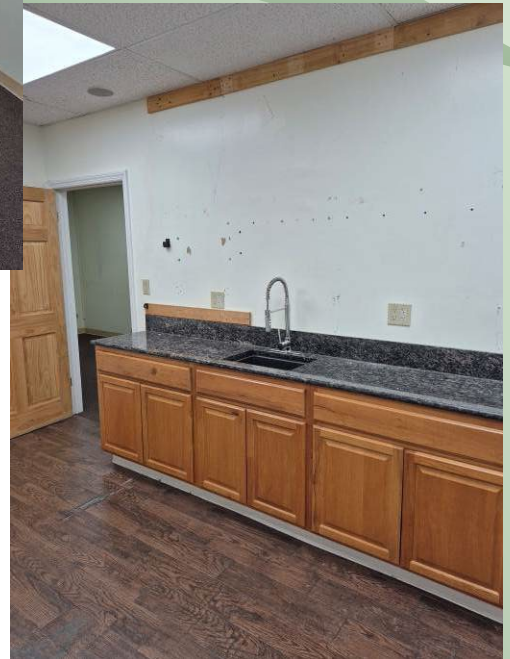
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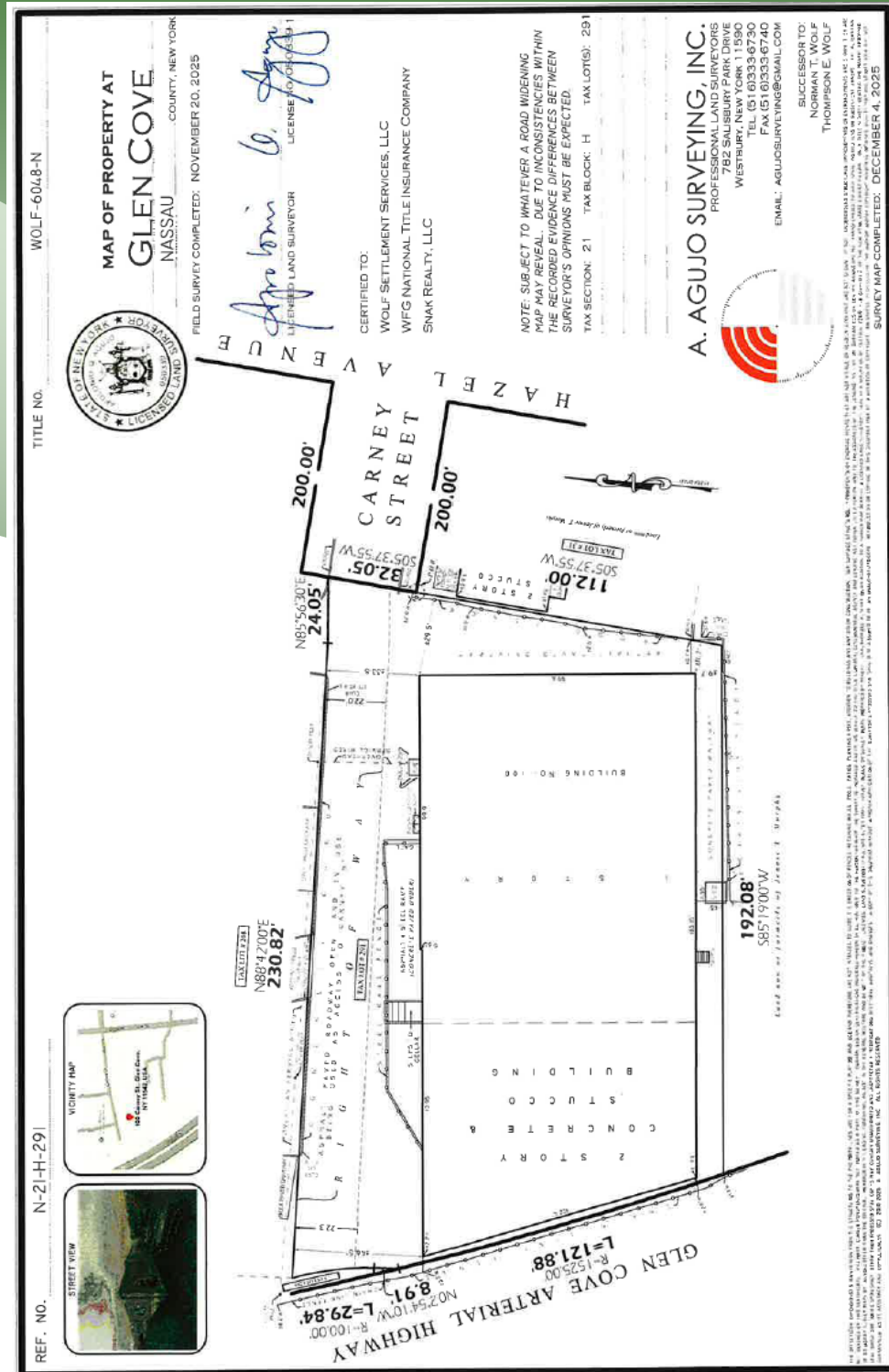
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