

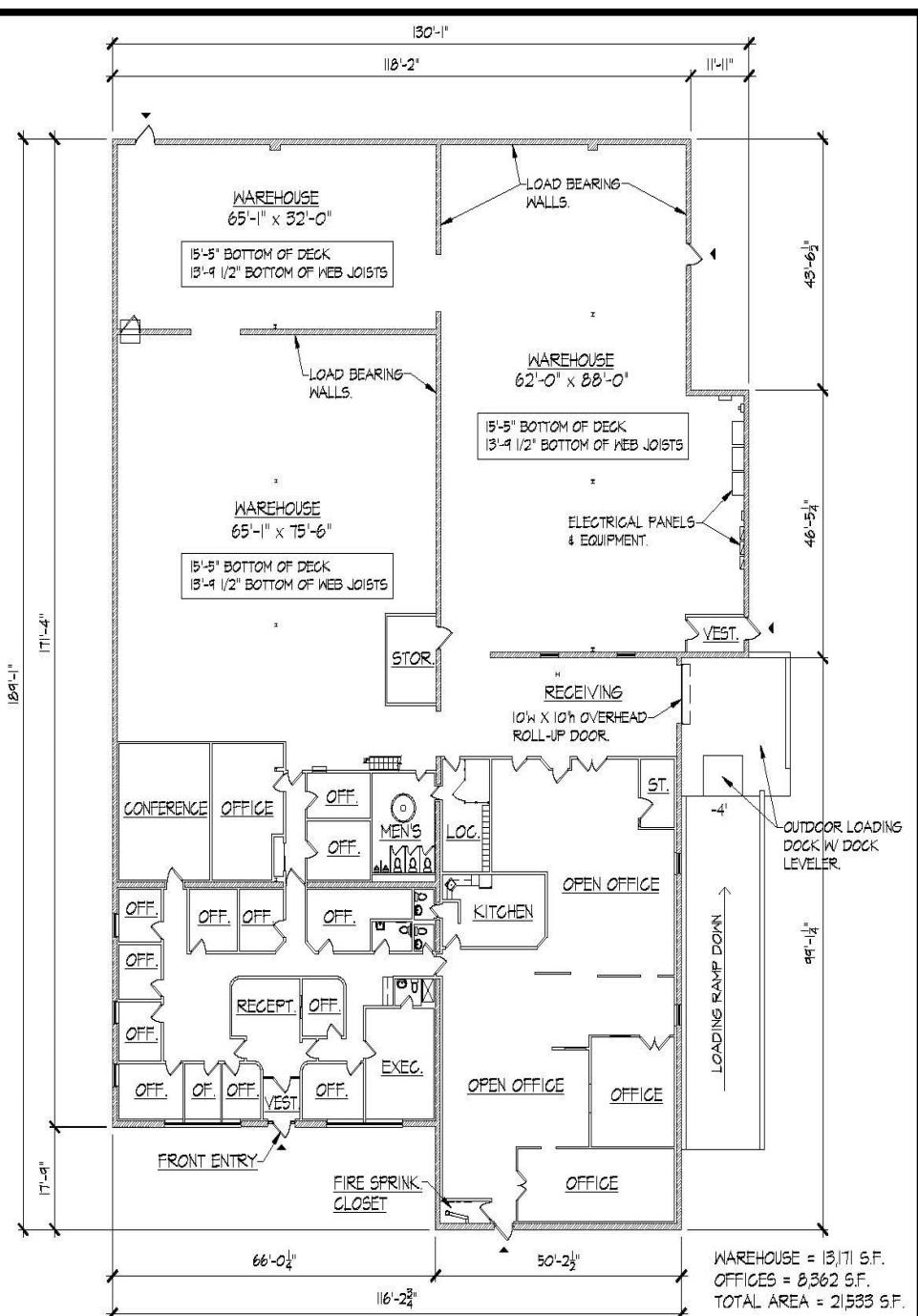


22 CONNOR LANE  
DEER PARK, NY 11729



**FOR SALE**

**+/- 22,000 SQFT INDUSTRIAL BUILDING ON AN OVERSIZED  
+/- 1.5 ACRE PARCEL**



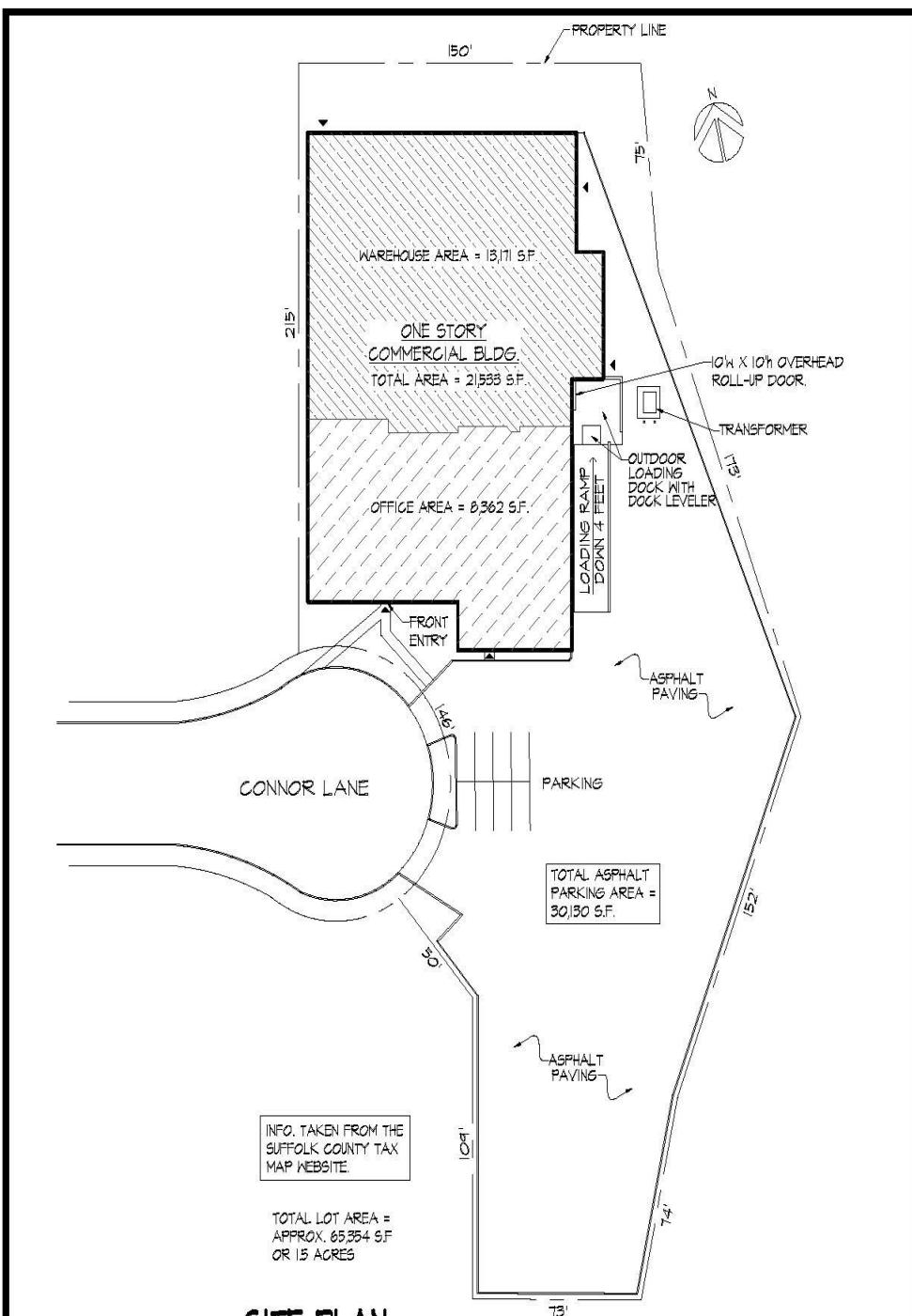
## FLOOR PLAN OVERVIEW

**ADDRESS:**

ADDRESS: 22 CONNOR LN, DEER PARK, NY

DATE: 2-28-25

SCALE: **NONE**



## SITE PLAN

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ADDRESS: 22 CONNOR LN, DEER PARK, NY

DATE: 2-28-25

SCALE: **NONE**

**PROPERTY HIGHLIGHTS:**

BUILDING SIZE:	+/- 22,000 SQFT
<b>AVAILABLE SPACE:</b>	<b>FULL BUILDING</b>
CEILING HEIGHT:	14'-16' CLEAR (IN WAREHOUSE)
OFFICE AREA:	+/- 30% (CAN BE CONVERTED TO WAREHOUSE)
LOT SIZE	<b>OVERSIZED +/- 1.5 ACRES</b>
POWER:	2500 AMP/ 208V – 3 PHASE
HEATING:	GAS
HVAC:	FULL HVAC (OFFICE & WAREHOUSE)
LOADING:	1 LOADING DOCK- DRIVE IN COMBO
SPRINKLERS:	WET
ZONING:	TOWN OF BABYLON G
SALE. PRICE:	INQUIRE FOR PRICING
OCCUPANCY:	IMMEDIATE

**BUILDING RENOVATED TO  
TENANT SPEC**



FOR MORE INFORMATION OR TO SCHEDULE A TOUR OF THE PROPERTY, CONTACT EXCLUSIVE BROKER:

**LUCIANO OLIVERIO**

PRESIDENT

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