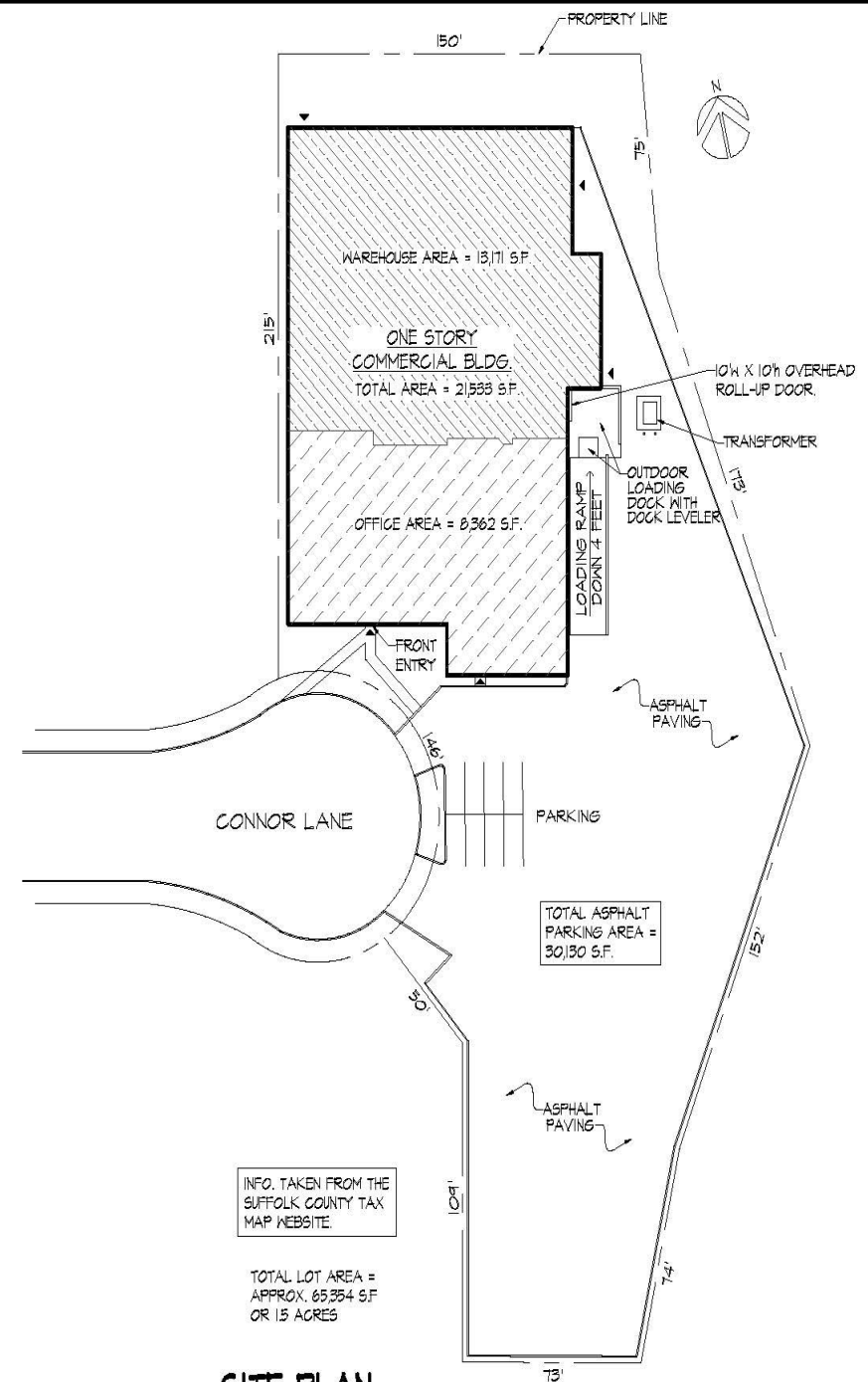
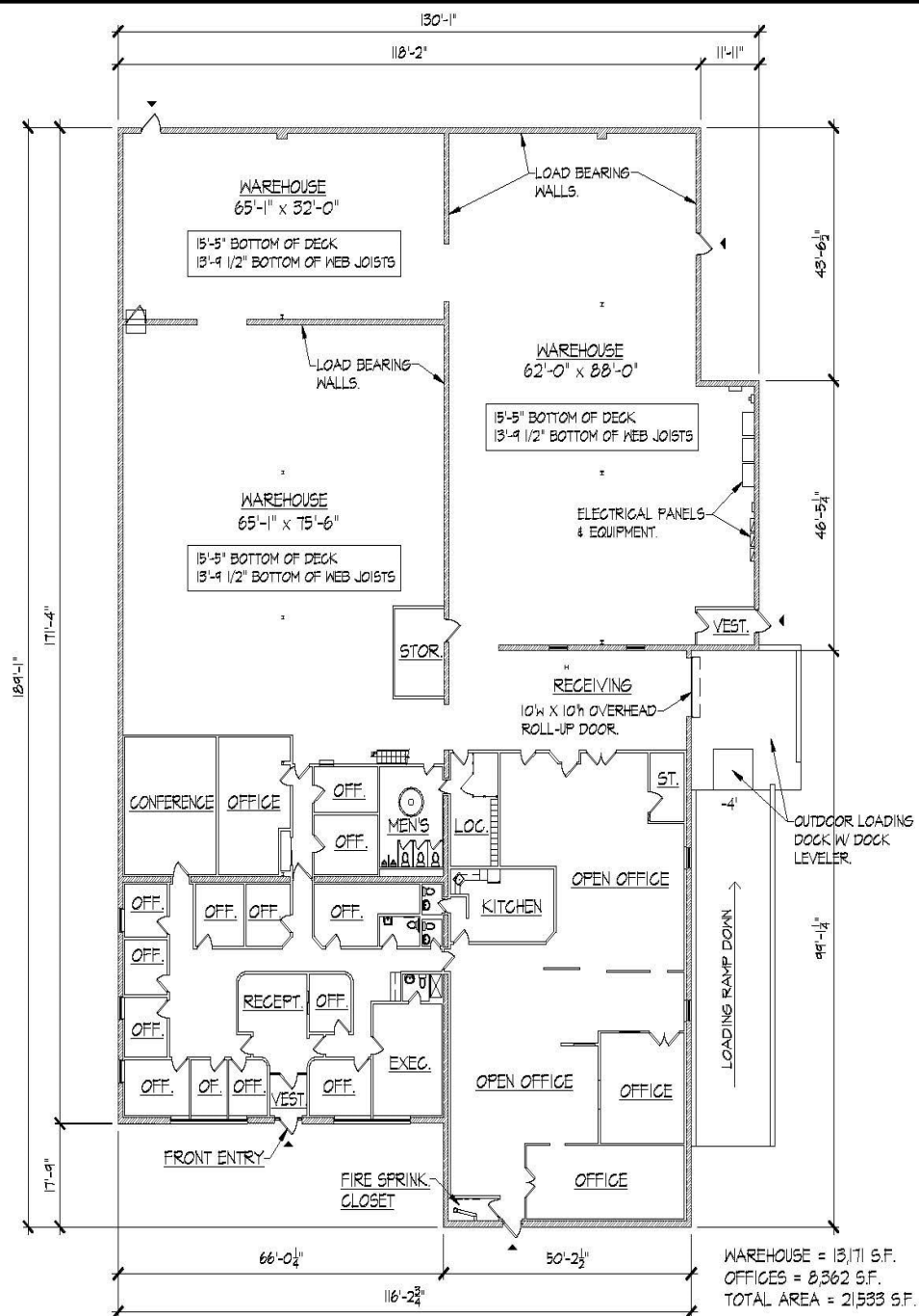




FOR SALE

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



	ADDRESS:	DATE: 2-28-25
	22 CONNOR LN, DEER PARK, NY	SCALE: NONE

	ADDRESS:	DATE: 2-28-25
	22 CONNOR LN, DEER PARK, NY	SCALE: NONE

PROPERTY HIGHLIGHTS:

BUILDING SIZE:	+/- 22,000 SQFT
AVAILABLE SPACE:	FULL BUILDING
CEILING HEIGHT:	14'-16' CLEAR (IN WAREHOUSE)
OFFICE AREA:	+/- 30% (CAN BE CONVERTED TO WAREHOUSE)
LOT SIZE	OVERSIZED +/- 1.5 ACRES
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**



GREAT LOCATION AT THE
END OF A CUL-DE-SAC

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

LUCIANO OLIVERIO

PRESIDENT

c: (516) 852-3757

e: luciano@summitcregroup.com

