

180 Central Ave

FARMINGDALE, NEW YORK

FOR SALE OR LEASE | 21,000 SF FREESTANDING INDUSTRIAL BUILDING



PROPERTY DETAILS:

Building Size:	21,000 SF
Ceiling Height:	20' Clear
Office:	+/-15%
Docks:	2
Drive-Ins:	2
Air Conditioning:	Partially (~50%)
Heat:	Gas
Sewers:	Yes
Sprinklered:	Yes
Parcel:	0.92 Acres
Taxes:	\$69,045.62 (\$3.14 PSF)
Zoning:	G – Industry (Light)
Asking Sale Price:	\$6,750,000 \$6,200,000
Asking Lease Price:	\$16.25 PSF NNN



PROPERTY HIGHLIGHTS:

- Located in the Prime Market of North Farmingdale
- Minutes to the Long Island Expressway, Route 110 and Sunrise Highway
- IDA available for qualified tenant or purchaser

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690
Jeff Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013

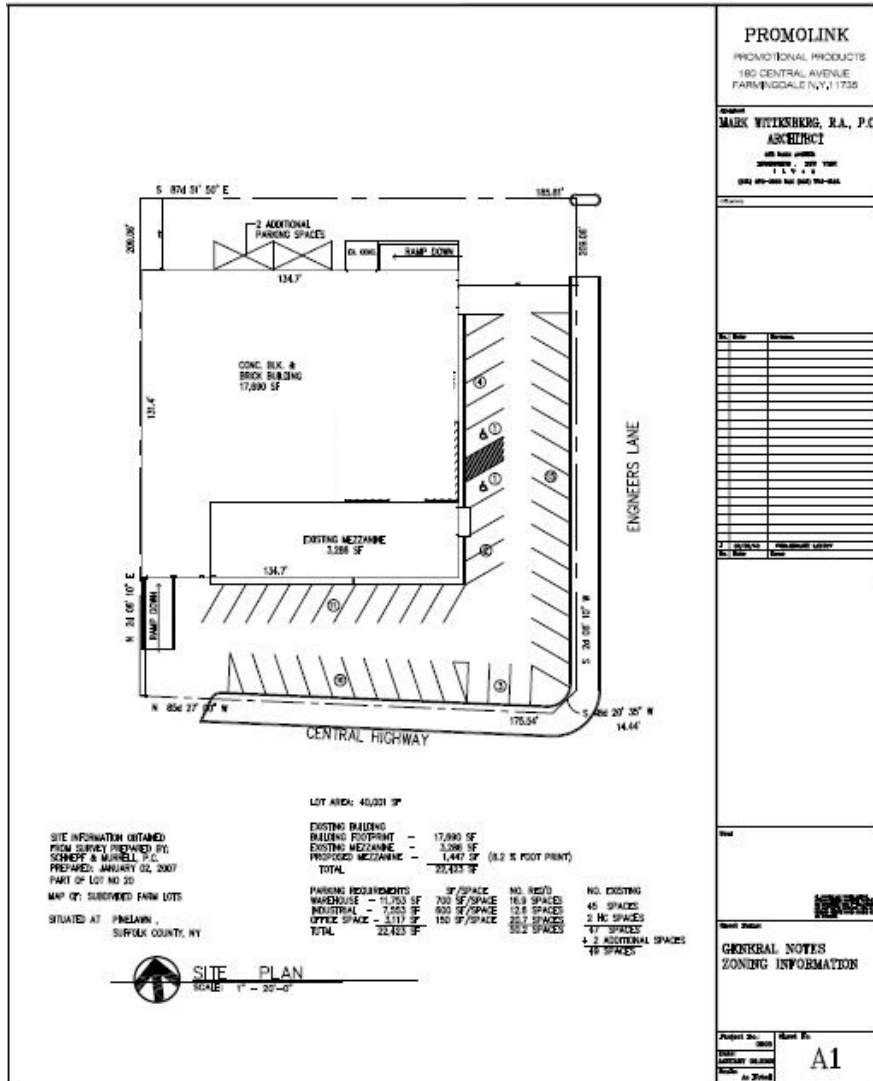
PREMIER COMMERCIAL RE LLC
500 N. Broadway, Suite 105
Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

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SURVEY



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