



MEDFORD

3120 RT 112 MEDFORD, NY 11763



PROPERTY SUMMARY

Offering Price	\$6,500,000.00
Building SqFt	2,500 SqFt
Year Built	1962
Lot Size (SF)	178,000.00 SqFt
Zoning Type	Light Industrial
County	suffolk
Frontage	400.00 Ft
Coordinates	40.8368662, -72.9966373

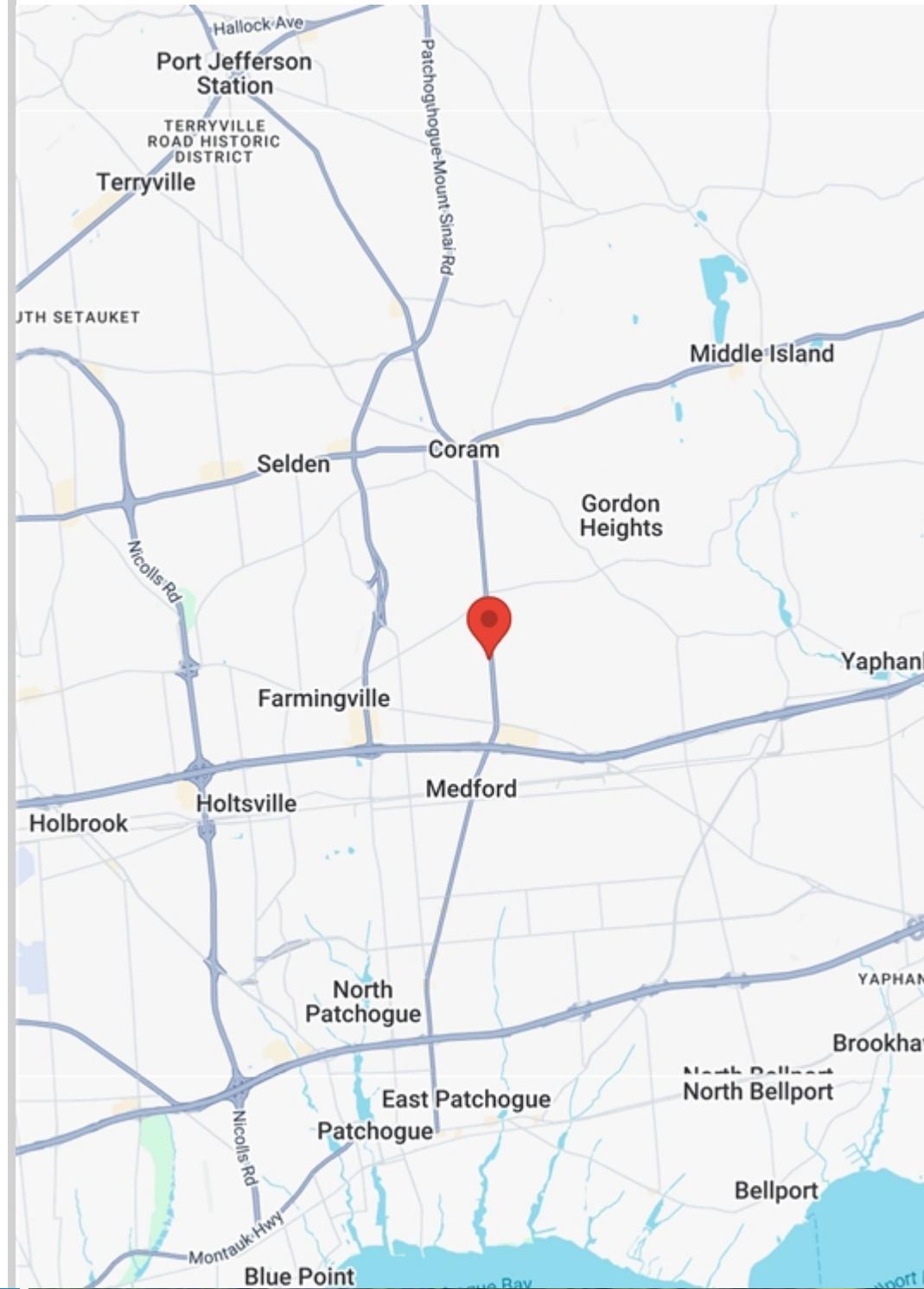
INVESTMENT SUMMARY

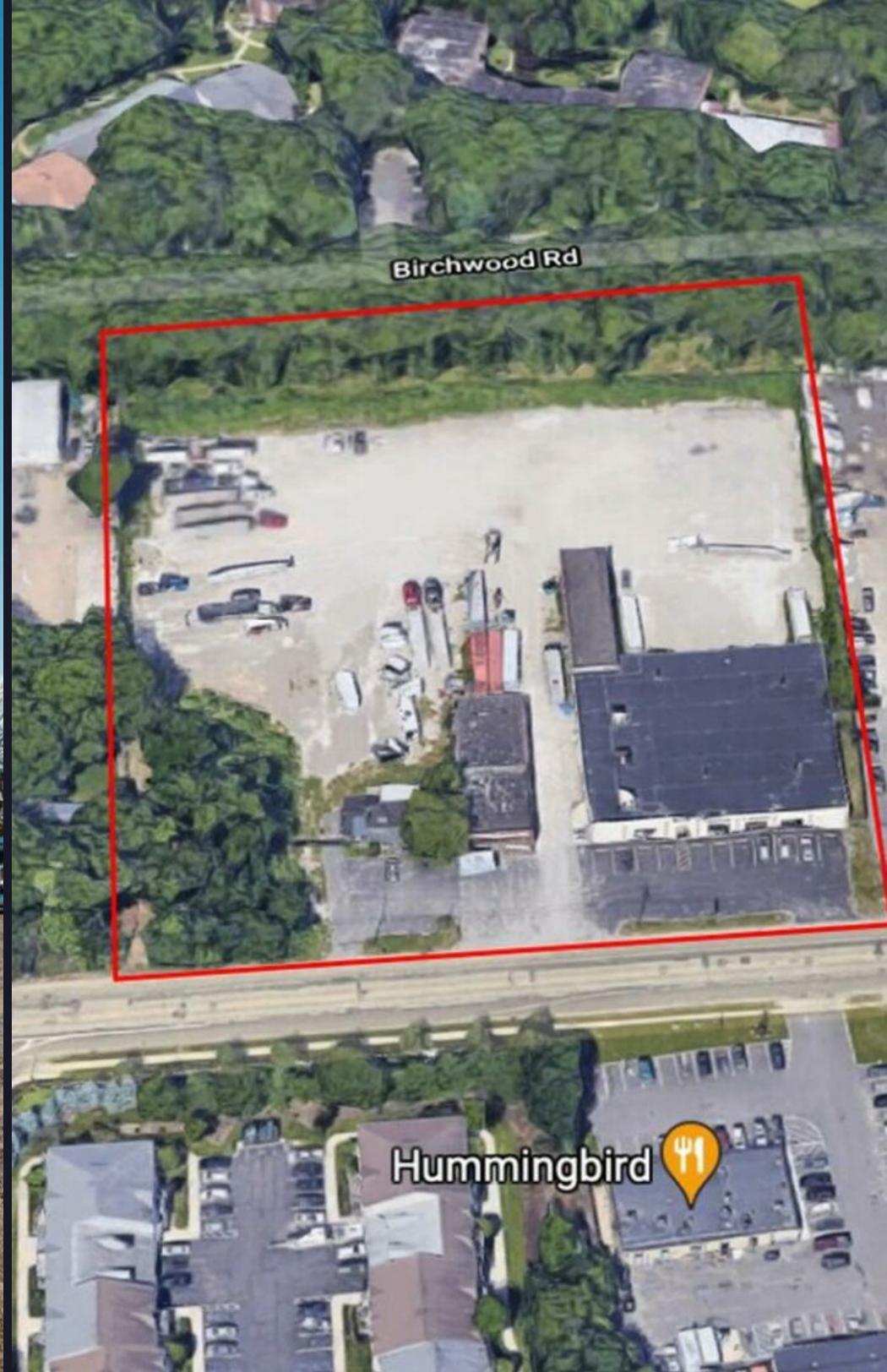
Distribution center for sale in Medford area. Large 4 AC lot with lots of room for fleet and delivery vehicles. The 2,5000 sq. ft. of new construction is perfect for distribution and storage needs. MEDFORD is ready for immediate an immediate sale and will impress investors with its excellent upkeep, utilities and surrounding area. Perfect for Investors looking for a low maintenance asset.



INVESTMENT HIGHLIGHTS

- The property has been improved with freestanding warehouses for a combined total of 2,5000 square feet of rentable building area. Each building has its own paved and fenced yard area, its own entrance and is separately metered for electricity.
- The buildout consists of multiple properties, a nice entry area, a large showroom and restrooms.





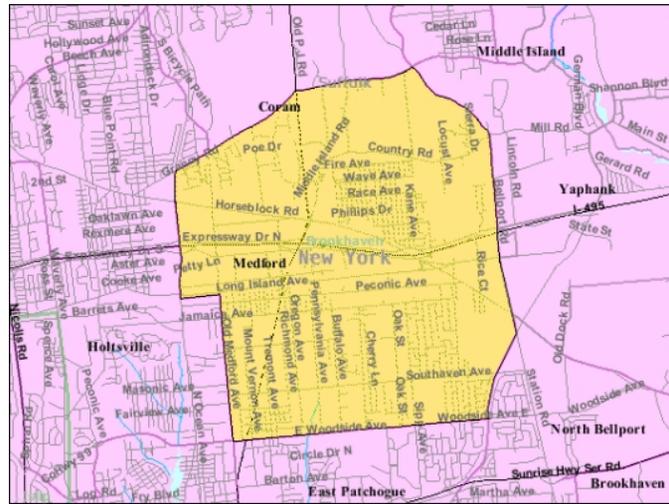
LOCATION HIGHLIGHTS

- Strategically located few minutes from direct [Highway](#) access, maximize the amount of same-day tasks you can accomplish in your business.
- Your chance to expand your property portfolio into [Medford, Town of Brookhaven](#) which has seen a surge in demand in recent years.



ABOUT MEDFORD

Medford is a hamlet and census-designated place (CDP) in the Town of Brookhaven in Suffolk County, on Long Island, in New York, United States. The population was 24,247 at the 2020 census.



CITY OF MEDFORD

COUNTY SUFFOLK

AREA

CITY 10.8 SQ MI

LAND 10.8 SQ MI

ELEVATION 89 FT

POPULATION

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISION REAL ESTATE NY LLC and it should not be made available to any other person or entity without the written consent of VISION REAL ESTATE NY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR FOR MORE
DETAILS.

EXCLUSIVELY PRESENTED BY:



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