

553 Burnside Ave

INWOOD, NEW YORK

FOR LEASE | 12,000 SF FREESTANDING BUILDING ON 1/2 ACRE PARCEL

 **PREMIER**
COMMERCIAL REAL ESTATE

"Complex Issues – Simple Solutions"



FOR LEASE

12,000 SF Freestanding Building on 1/2 Acre Parcel INWOOD, NY

FOR INFORMATION CONTACT EXCLUSIVE BROKER:

Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

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

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representations are hereby made.

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PROPERTY SPECIFICATIONS:

Building Size:	+/- 12,000 SF
Lot Size:	+/- 0.50 Acres
Office/Showroom:	+/- 30%
Shop/Warehouse:	+/- 70%
Ceiling Height:	10'-13' Clear
Loading:	4 Drive-ins
Power:	Heavy
Parking:	Ample – Large side yard
Zoning:	Light Manufacturing

PROPERTY HIGHLIGHTS:

- Currently used for auto sales and repair
- Large side yard for fleet parking
- Main Road Exposure
- Minutes from JFK, Nassau Expressway, & Sunrise Highway

PRICING:

\$26.50 PSF NNN

Taxes: \$34,591.65/Year (\$2.88 PSF)



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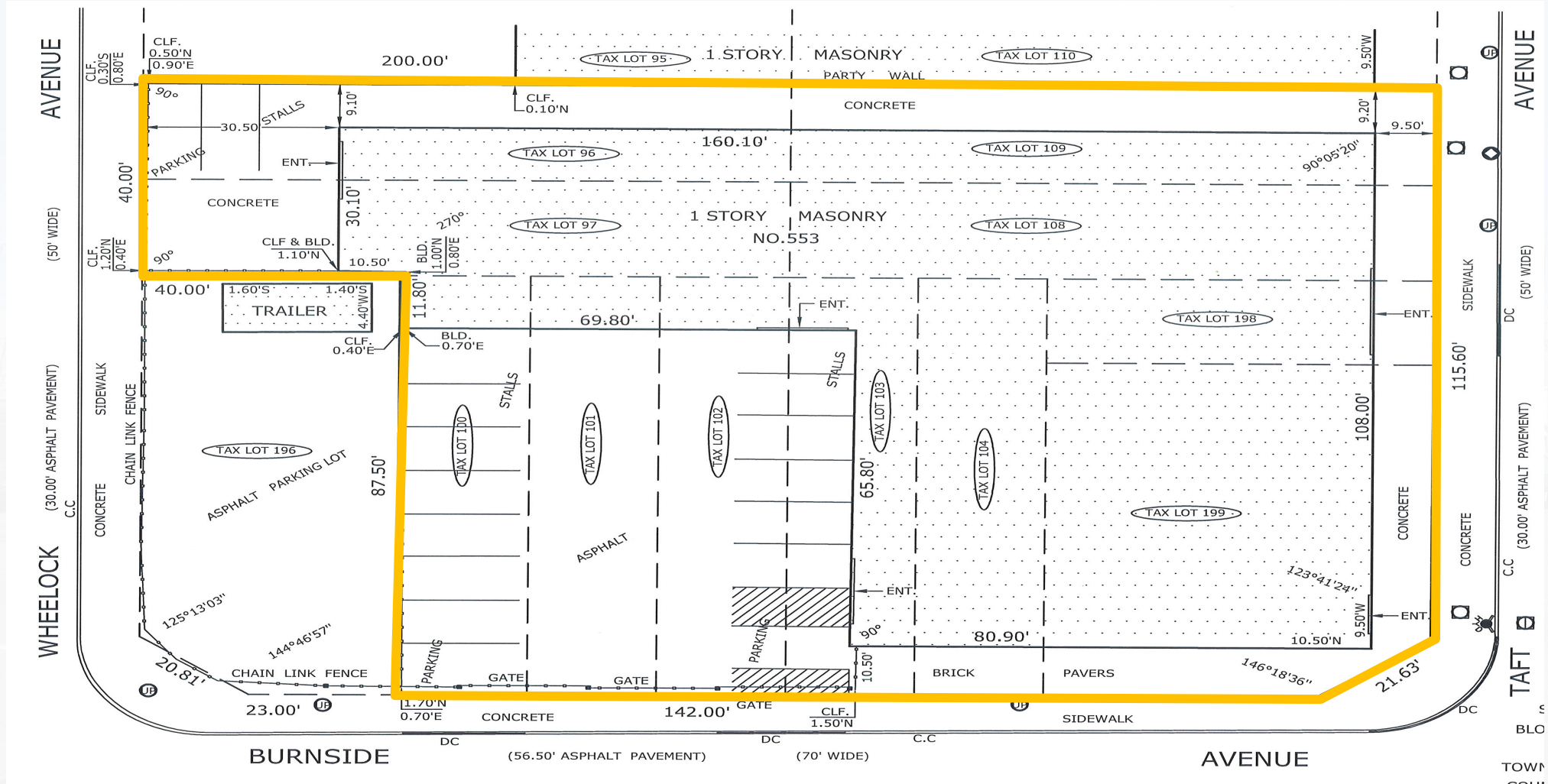
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PROPERTY SURVEY:



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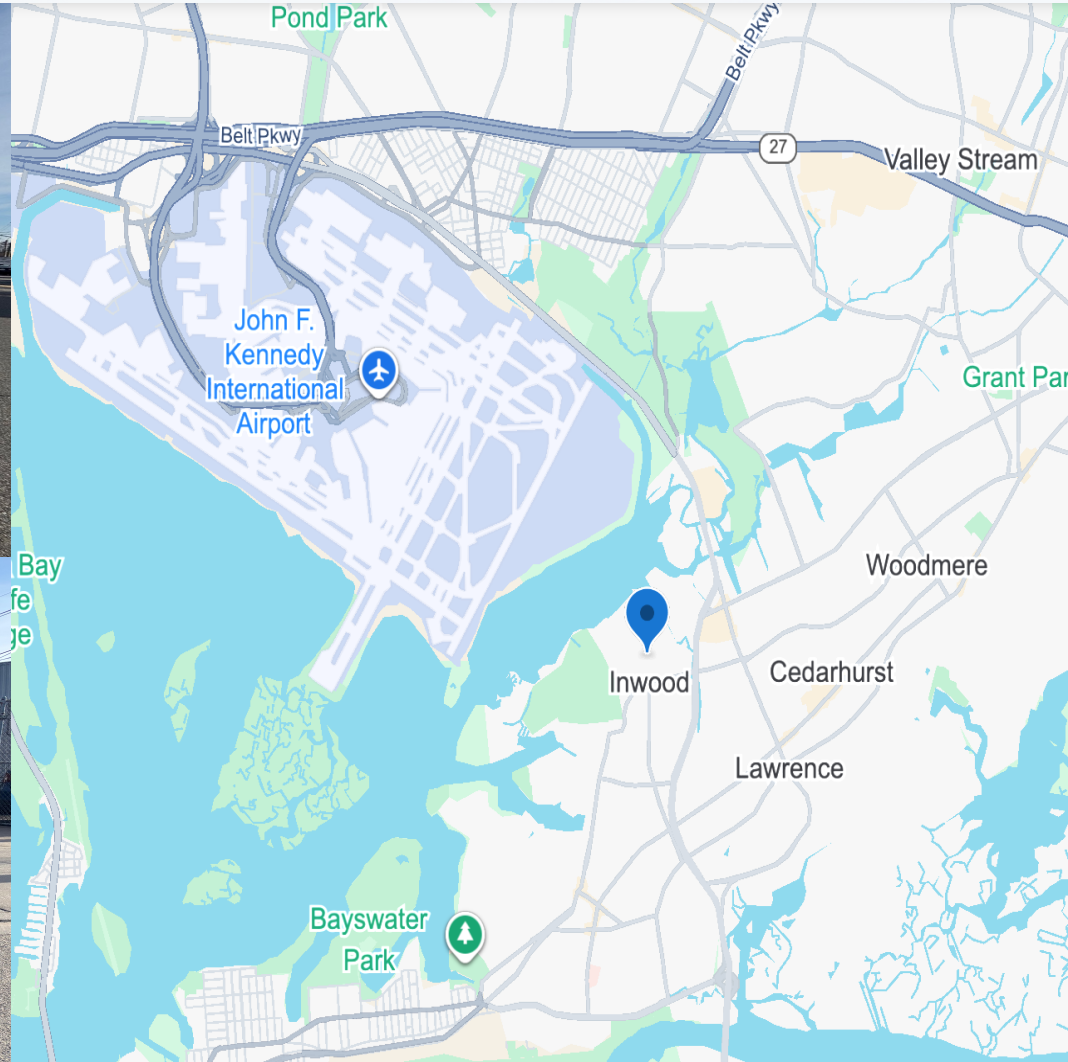
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EXTERIOR & MAP:



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