



We are pleased to announce our appointment as Exclusive agent
for the Sale of the following property:

3949 Austin Blvd, Island Park



- **3949 Austin Blvd, Island Park**
- **Section-Block-Lots: 43-182-1, 43-182-149 & 43-187-35**
- **71,748+/- sq. ft building on 2.01+/- acres**
- **6,000+/- sq. ft. office and showroom space**
- **14' (30k), 18' (21k) over 20' (21k) clear ceiling height**
- **3 loading docks; 2 drive-in doors**
- **Gas heat**
- **1,200 amps**
- **Taxes \$198,952 (\$2.77 sq. ft.)**
- **Zoned Business (X)**

**Rare Large Warehouse Available For Sale In Nassau County
18,000+/- sq. ft. Rear Yard for Parking & Storage
Additional 6,400+/- sq. ft. Lot Across Street Included**

Sale Asking \$170 sq. ft.

For more information:

Contact Frank Dean at: (516) 458-2649 or Brian Cleva at (516) 902-8303

7001 Brush Hollow Road, Westbury New York 11590

Phone: (516) 334-4300 * Fax: (516) 334-3178 * Email: cleva@optonline.net

No warranty or representation, express or implied is made herein, and the same is submitted subject to errors, omissions, change of price or other conditions, withdrawal without notice, and any special conditions imposed by our principals.

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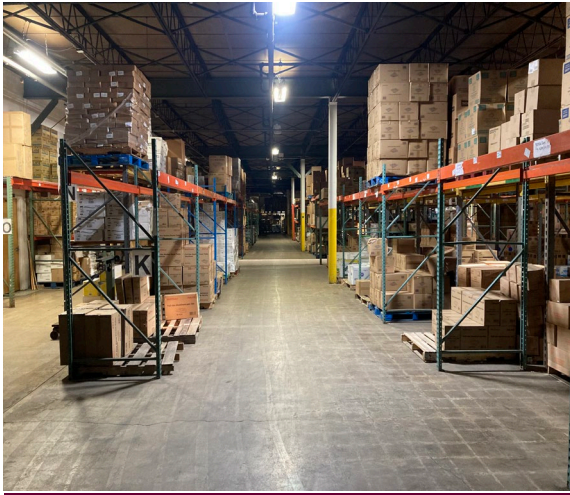
CLEVA/PHILIPS
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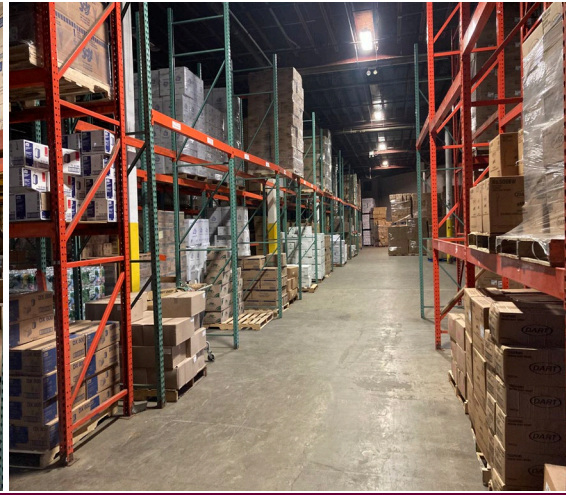
Office Area



Retail Store



1st Floor, 14' Clear



1st Floor, 20' Clear



2nd Floor, 18' Clear



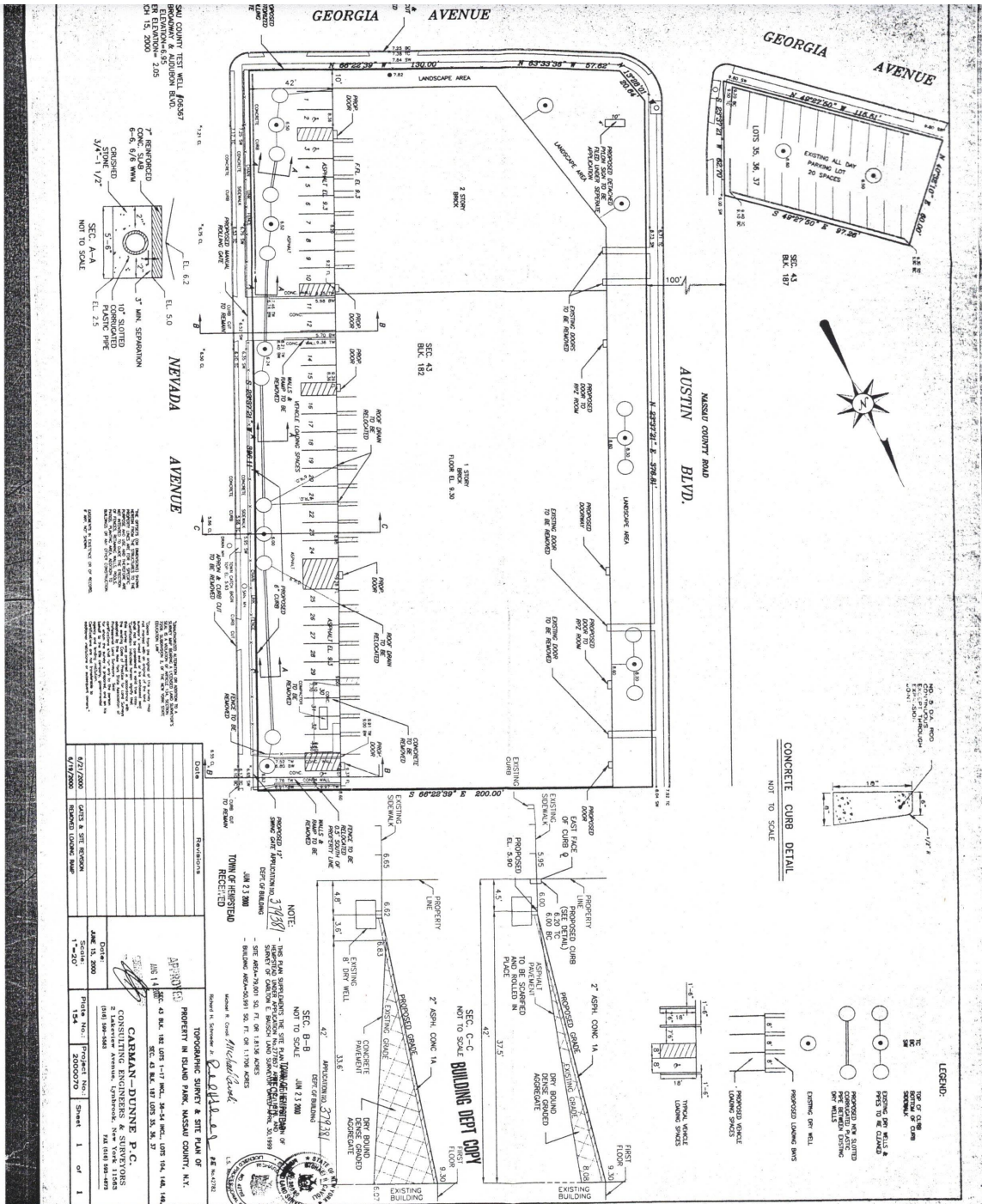
Loading Docks

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SURVEY



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