



**2 Acres Industrial on Route 110
Existing 33,000sf Self Storage
See Page 2 for additional 6,000sf Concept**



Property Description

- 2 Acre Site
- +/- 33,000sf In Total Buildings
- Not currently a certificate of occupancy for the multi tenant buildings
- 2,900sf Main Building w/14ft ceilings 2 Drive-in and 1,000sf Office
- 33 Additional Units- No Leases
- 35 Drive In Doors- Docks Possible
- 100 Ft Frontage on Route 110
- Sewers Available On Street

FAR Variance May be Required for this amount of Square Footage Unless 2nd Floor Storage Constructed

For More Information Contact Exclusive Broker

MARIO ASARO  **SIOR**
PRESIDENT/ BROKER

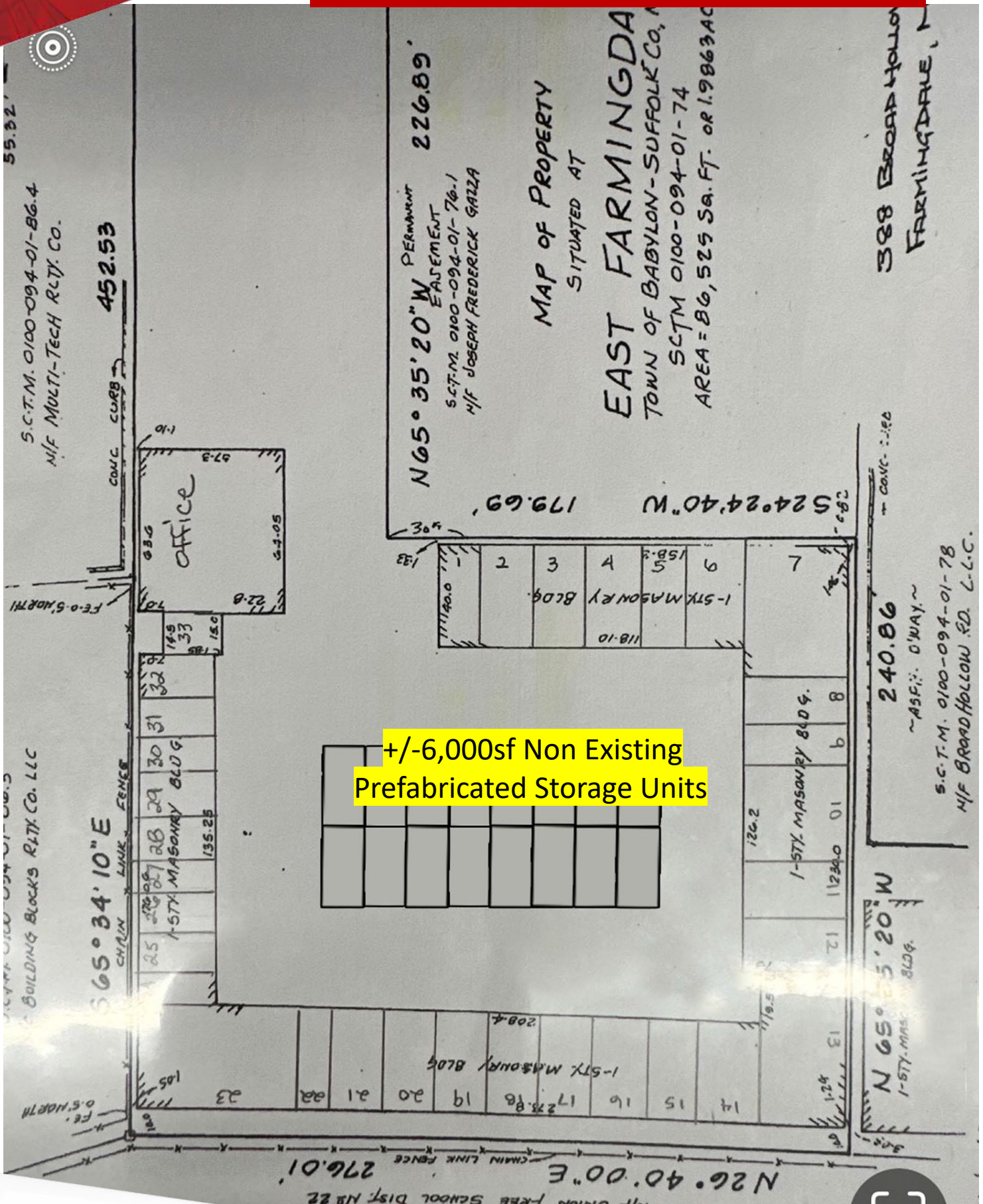
- 📞 Cell: 631.553.7329
- 📞 Office: 631.694.3500 Ext 301
- ✉️ masaro@industryone.com

Current Expenses:

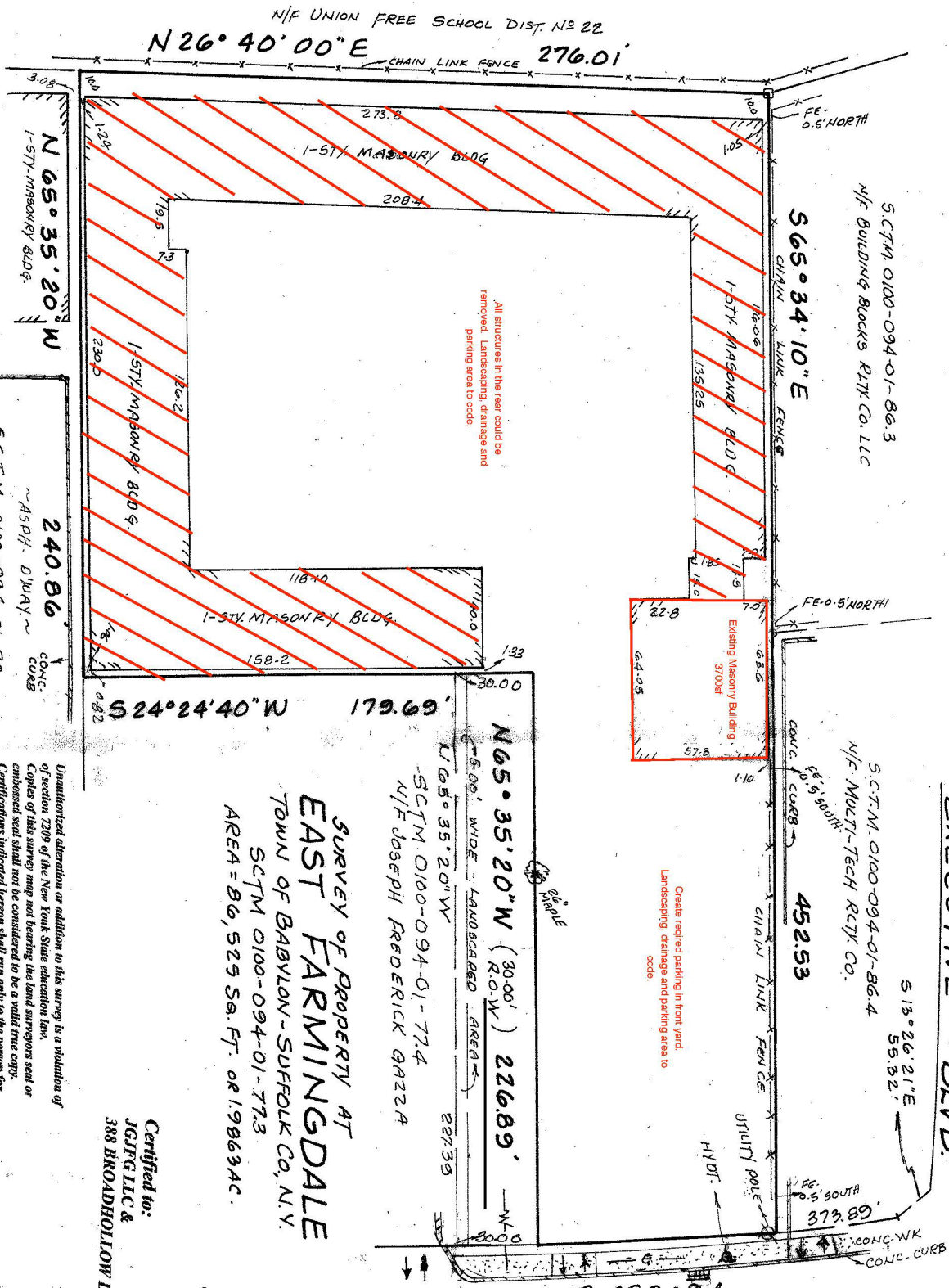
2023 Taxes: +/- \$37,717.12

Sale Price: \$6,500,000

Possible 38,000sf 51 Unit Storage Facility



ED: SEPT 20, 2019
 O: JULY 20, 2006
 1" = 40'



Unauthorized alteration or addition to this survey is a violation of section 7209 of the New York State education law.
 Copies of this survey map not bearing the land surveyors seal or embossed seal shall not be considered to be a valid true copy.
 Certifications indicated hereon shall run only to the person for whom the map is prepared, and on his behalf to the office/company, government agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

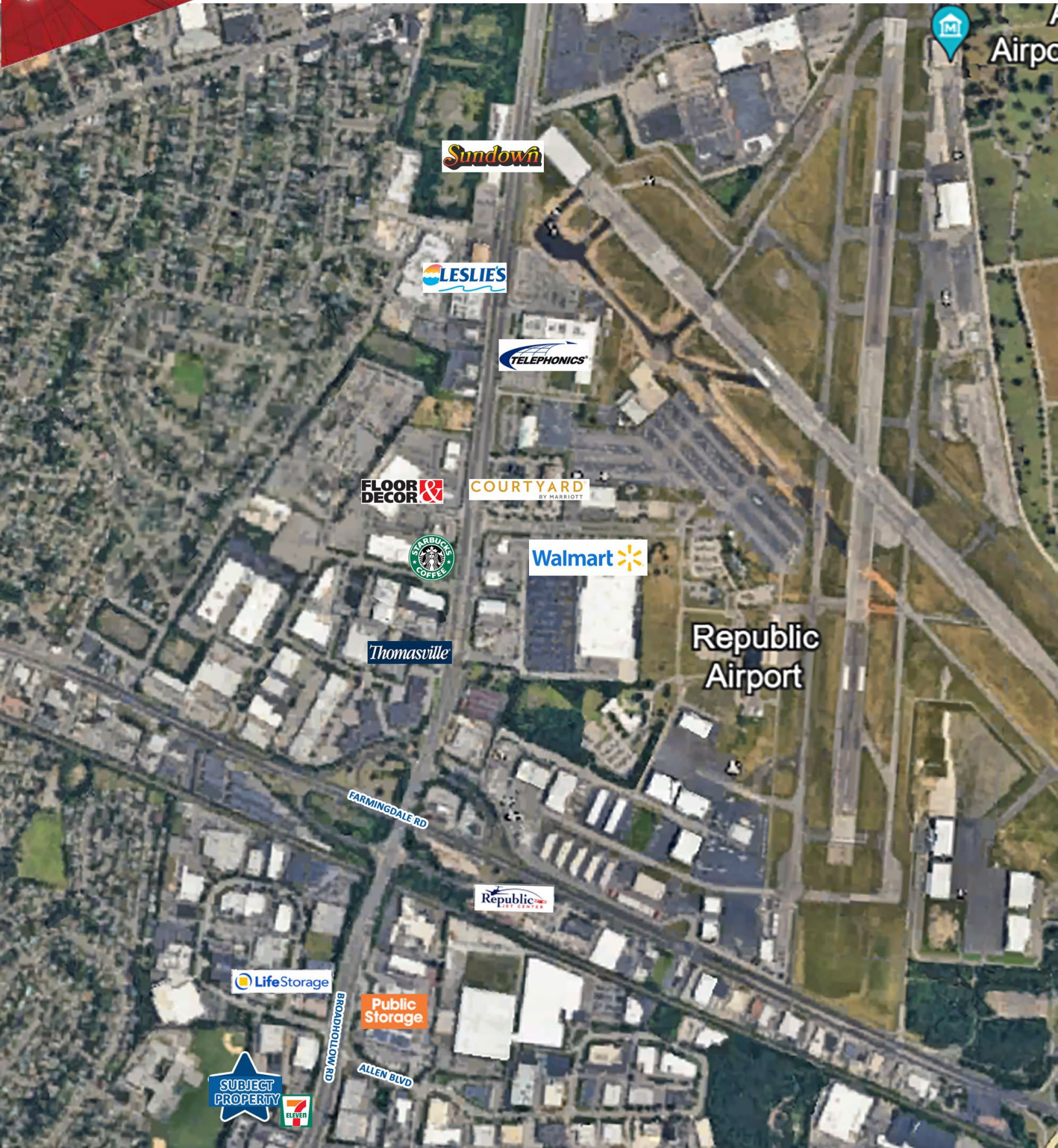
**SURVEY OF PROPERTY AT
 EAST FARMINGDALE
 TOWN OF BABYLON - SUFFOLK CO., N.Y.**
 S.C.T.M. 0100-094-01-77.3
 AREA = 86,525 SQ. FT. OR 1.9863 AC.

Certified to:
 JGRG LLC &
 388 BROADHOLLOW LLC



Frank J. Wynn
 Licensed Land Sur
 180 Cuba Hill Rd
 Huntington N.Y.
 New York State I
 Phone: 631-262-
 File 20,506 -74

R=2200.84
 L=96.06
BROAD HOLLOW RD.
 N.Y.S. RTE. 110
 HUNTINGTON ~ AMITYVILLE, PT. 2 S.H. 1219



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice

631-694-3500

www.industryone.com

150 Broadhollow Rd. Suite 315 Melville, NY 11747

