



Asking Price: \$1,775,000

390 MOFFITT BOULEVARD, ISLIP, NY

INDUSTRIAL/WAREHOUSE BUILDING FOR SALE

±6,900 SF WAREHOUSE WITH PRISTINE OFFICE SPACE

**DG
NY**
Commercial



Jansen Hafen

Associate Real Estate Broker

203.554.9956

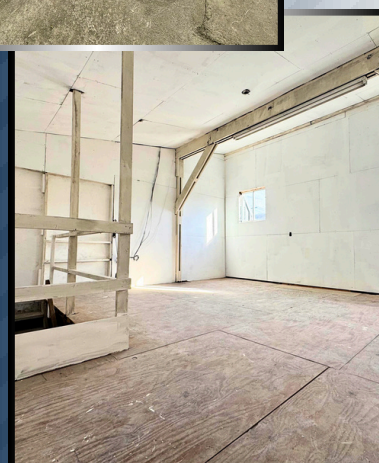
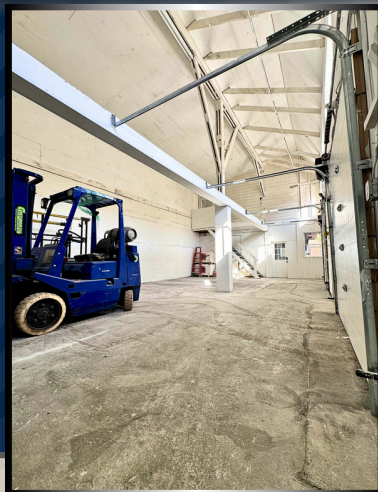
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ASKING PRICE: \$1,775,000

Building Highlights:

- Recently Renovated
- NEW: HVAC, LIGHTING, INSULATION, SIDING & 4 BATHROOMS
- Fenced in Yard with 2 Access Points
- Private/Dedicated Parking
- Full Security System & Cameras
- Adjacent to Islip LIRR Station

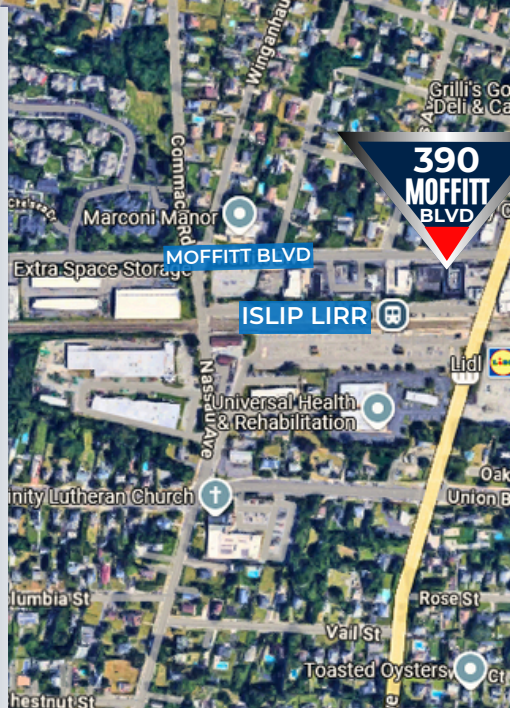
Seller may consider sale-leaseback with partial occupancy.

AREA DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
POPULATION:	45,108	204,796	639,156
AVERAGE HH INCOME:	\$140,193	\$137,176	\$146,667

Taxes: \$22,481.57 (2024)
Zoning: Industrial 1
Size: ±6,900 SF
Lot Size: 0.25 Acre
Drive-Ins: 6
Ceilings: Up to 20'
Office Space: ±10%

FOR SALE: ±6,900 SF Warehouse with Pristine Office Space



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