

59,920 sq. ft. Manufacturing Facility

Available For Sale or Lease



505 Acorn St, Deer Park



Specifications:

Lot Size:	5.00 Acres
Building Size:	59,920 sq. ft.
Office Space:	13,840 sq. ft.
Ceiling Height:	14.0' @ 47,420 sq. ft. 12.0' @ 12,500 sq. ft.
Loading:	6 Loading Docks 2 Drive-in Doors
Power:	2400 Amps @480V
Heat:	Gas
A/C:	Full
Sprinklers:	Full
Column Span:	39'6" x 29'2"
Parking:	Up to 180 spots (100 spots currently striped)
Built:	1973

Pricing and Timing:

Sale Price:	\$14,750,000 (\$246.16/sq. ft.)
Lease Price:	\$14.00/sq. ft. NET
Taxes:	\$144,017 (\$2.40/sq. ft.)
Occupancy:	Q3 2026

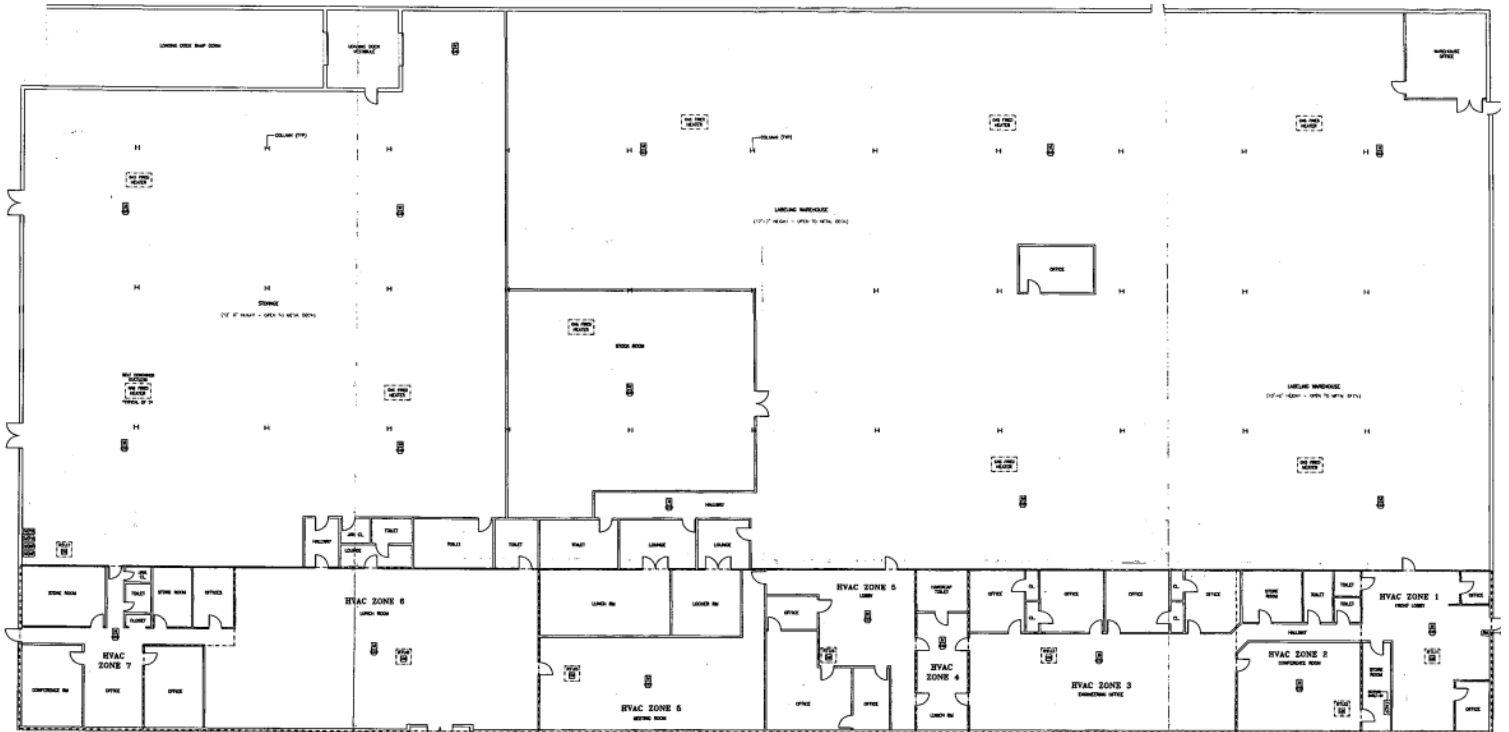
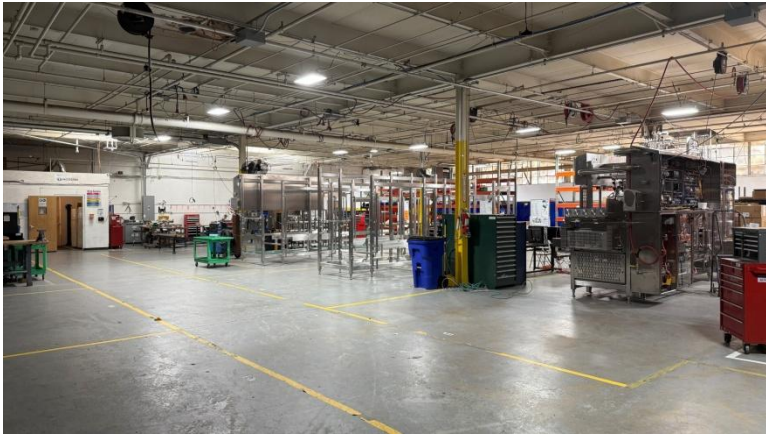
Features:

- Heavily powered manufacturing building
- New HVAC installed in 2020
- As-of-right expansion of up to 76,230 sq. ft.
- Oversized fenced-in yard with ample parking
- Outdoor storage possible with permits
- Flexible layout – The building can be subdivided into two units:
 - 19,500 sq. ft. – 40,420 sq. ft.
- Less than 0.5 miles from the Wyandanch LIRR
- Industrial G Zoning – Town of Babylon

Ralph Perna, Licensed Associate RE Broker Office: 631-293-3700x46, Cell: 516-524-8060 rp@srealty.com

Luca Perinuzzi, Licensed RE Salesperson Office: 631-293-3700 x21, Cell: 917-710-3236 lp@srealty.com

www.srealty.com





Possible Division:
± 19,500 sq. ft.
3 Loading Docks
1 Drive-in Door

Possible Division:
± 40,420 sq. ft.
3 Loading Docks
1 Drive-in Door

