

OFFERING MEMORANDUM

131 Akron St | Lindenhurst, NY 11757 | 14,800 SF INDUSTRIAL BLDG FOR SALE

INDUSTRIAL PROPERTY FOR SALE



Commercial



EXECUTIVE SUMMARY

131 Akron St | Lindenhurst, NY 11757 | 14,800 SF INDUSTRIAL BLDG FOR SALE

Building Size:	+/-14,800 SF	Lot Size:	0.63 Acres
Zoning:	Industrial	Parking:	Ample
Drive-in Doors:	Six (6)	Fenced Yard/Storage:	Yes
Annual Taxes:	\$30,334.00	Sale Price:	\$2,900,000.00

For more information or to schedule a private showing contact Michael Murphy..

Property Overview

This is an excellent opportunity to acquire a flexible industrial warehouse facility strategically located on Akron Street within the core industrial hub of Lindenhurst. The property is located in close proximity to the Lindenhurst LIRR station and is situated between Sunrise Highway (Route 27) and Montauk Highway (Route 27A), just off W. Hoffman Avenue, offering excellent regional access for logistics, employees, and distribution.

The ±14,800 square foot warehouse is situated on 0.63 acres and is well equipped to support a wide range of industrial, storage, and distribution uses. The facility features 400 amps of three-phase electric, Six (6) roll-up drive-in doors, gas and oil service, forced hot air heating, central air conditioning, and a roof that is approximately 10 years old, providing peace of mind for future ownership.

The property offers ample gated and fenced yard space, allowing for on-site parking and outdoor storage, a highly desirable feature in today's industrial market. Secure lot access enhances operational efficiency and tenant usability.

The building is currently occupied by a long-term tenant generating \$8,000 per month gross, offering immediate cash flow for investors with 2 years remaining on the current lease, this is ideal for a future end user situation and an immediate investment opportunity.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



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COMPLETE HIGHLIGHTS

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Property Highlights

- Prime industrial location on Akron Street in Lindenhurst, close to the LIRR and major roadways including Sunrise Highway (Route 27) and Montauk Highway (Route 27A)
- ±14,800 SF warehouse situated on 0.63 acres with functional industrial layout
- Strong building infrastructure including 400 amps of three-phase power and Six (6) roll-up drive-in doors
- Secure fenced lot with ample yard space for parking and outdoor storage
- Income-producing property with a long-term tenant paying \$8,000 per month gross for the next two years through January 2028. Ideal for immediate investment with eventual end user opportunity.

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ADDITIONAL PHOTOS

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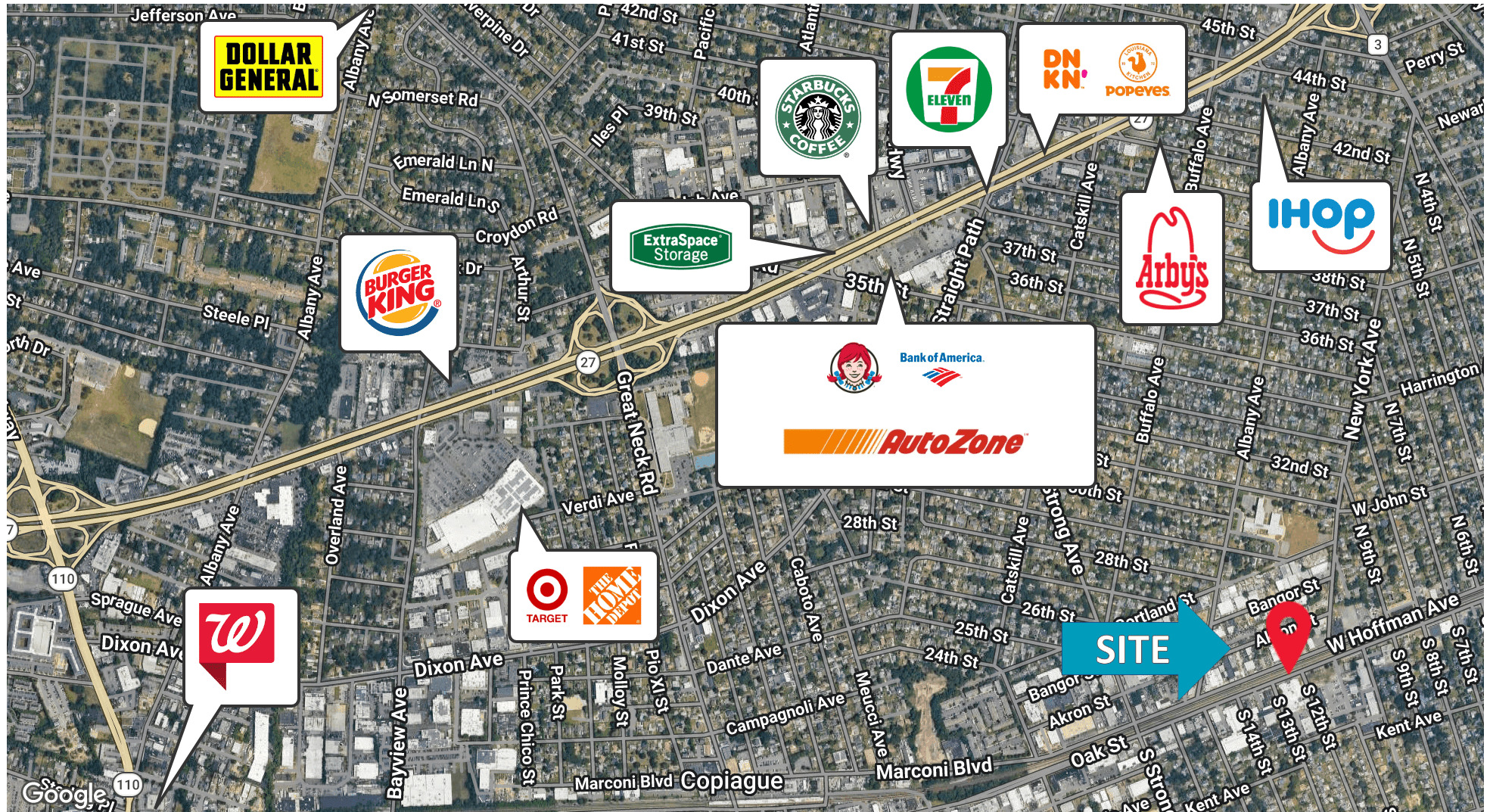
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RETAILER MAP

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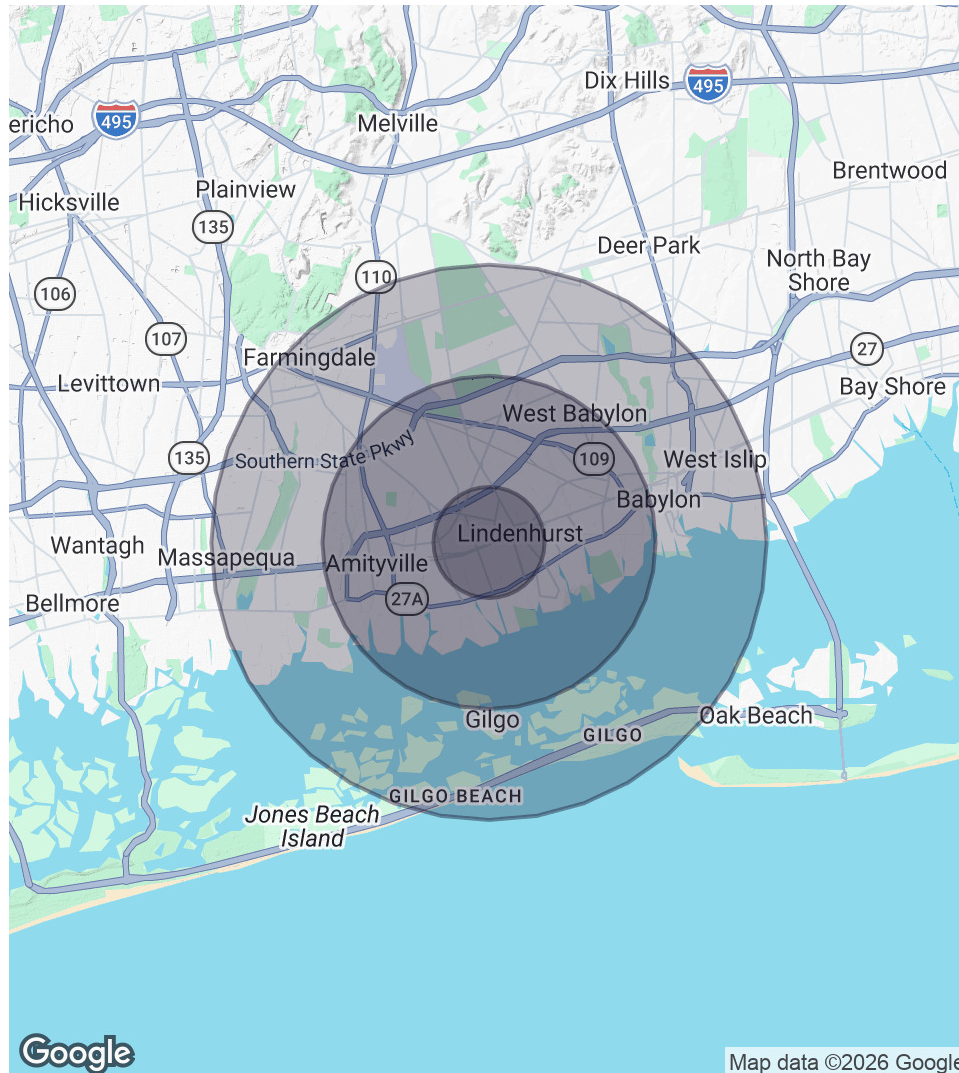
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population
26,611
Households
7,798
Average HH Income
\$146,995

3 Miles Radius

Population
139,092
Households
45,043
Average HH Income
\$148,158

5 Miles Radius

Population
265,342
Households
87,394
Average HH Income
\$163,920

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 **Douglas Elliman**

Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

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550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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