

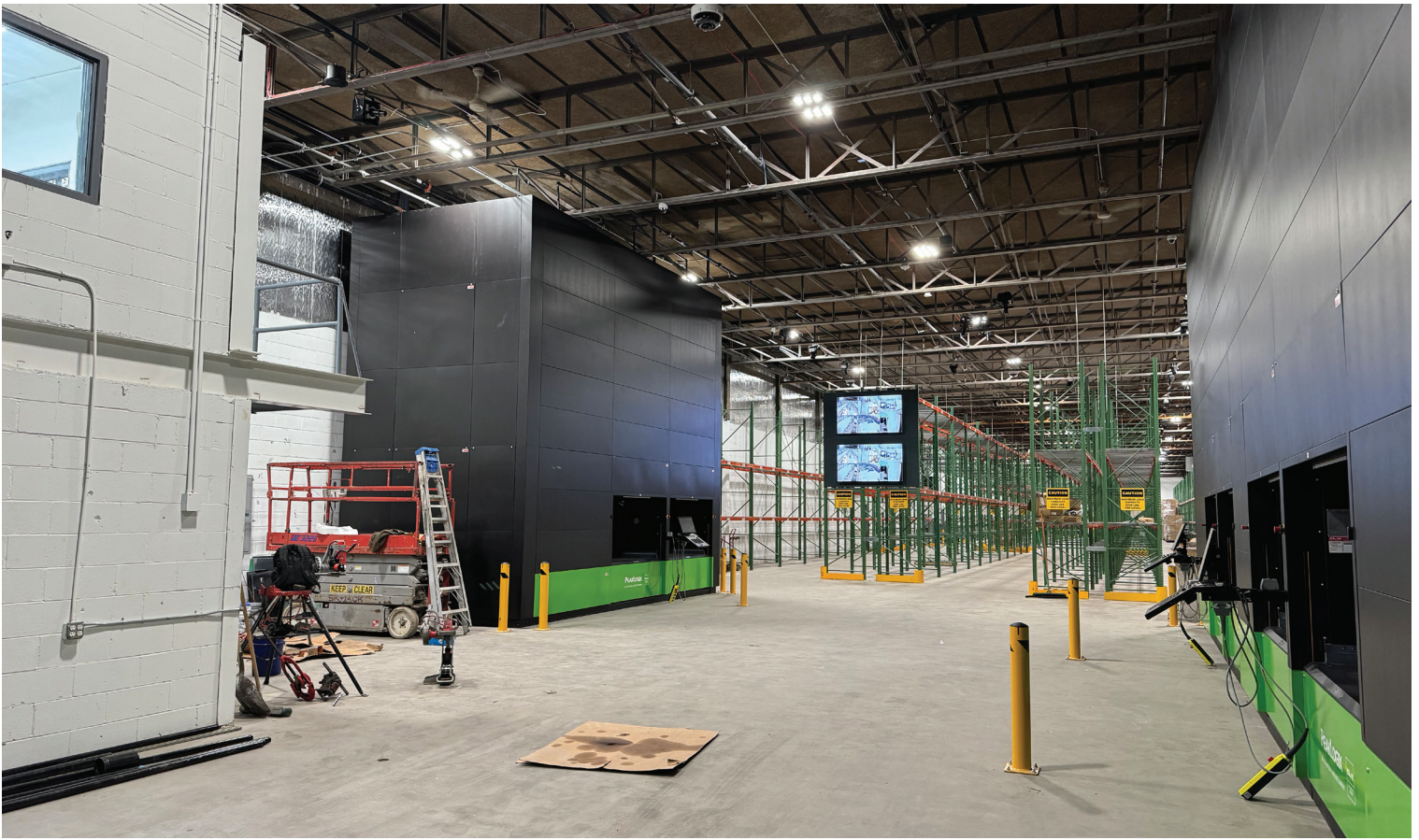


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243 Skidmore Road, Deer Park, NY 11729

- Delivered vacant
- Building Sq.Ft. 23,312
- Sales Type Owner-User Industrial
- 2 Drive in/grade level automatic doors
- Peaklogix racking system
- Zoning Manufacturing/Processing/Warehouse
- One-Story Building w/2 story office w/ Outside Parking
- Warehouse Ceiling Height 22FT
- One automatic high door loading dock

PRICE \$7,495,000



Choosing the Right Space

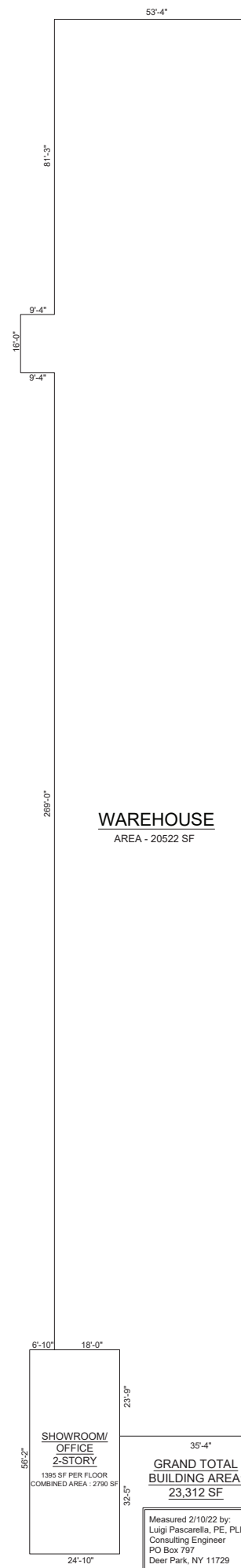
243 Skidmore Rd is a 23,312-square-foot industrial warehouse in Deer Park, New York. The property has been converted into a Class-A warehouse with 2700 SF two story office space.

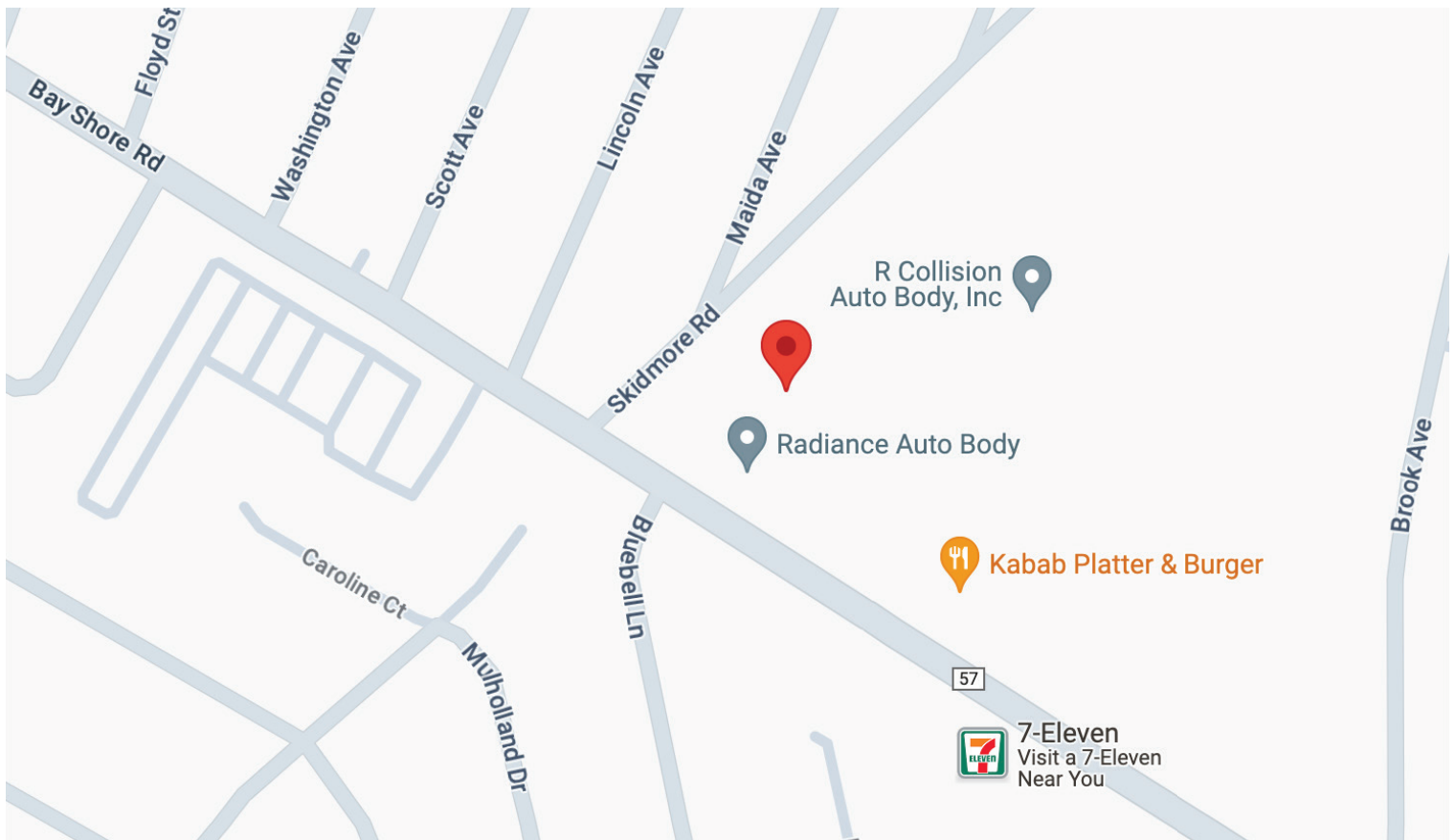
A major renovation took place in 2023 of the property including the installation of new high tech Peaklogix racking system and the robotic gathering system for packaging, 48 cameras, high speed internet, new sprinkler system, full A/C and Heat throughout the building, full insulation for the entire building, the warehouse has LED Lighting, automated intercom system with access card for entrance, full upgrade fire extinguisher system, new roof, new electrical panels, a dock that handles any size truck, a conference room, kitchen, break room, storage room, reception space. The warehouse space boasts tall 22' ceilings.

Property Facts

- Owner User Sale Type
- Single Tenancy
- Property Type: Flex
- Parking Ratio: 0.18/1,000 SF
- Clear Ceiling Height: 22 FT
- A Building Class
- 2 Drive In Doors
- Lot Size: 26,000 SF
- Rentable Building Area: 23,312 SF
- No Opportunity Zone
- Property Subtype: Manufacturing/Processing

Floorplan

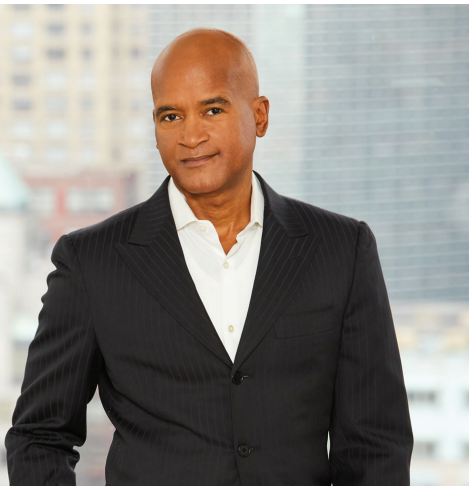




The Neighborhood

243 Skidmore Rd is well-located near the Southern State Parkway, right in the middle of Long Island to allow your business to reach east or west, north or south.

The surrounding area boasts impressive demographics, as well. Within five miles, the population is over 28,500, and daytime employment is 31,945, with 15,282 working in the trade transportation and utilities or manufacturing industries. The average household income within a five-mile radius is \$125,753, providing a good quality of life for those in the area, well above average in the U.S. This industrial warehouse is also located in a strong local market.



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