

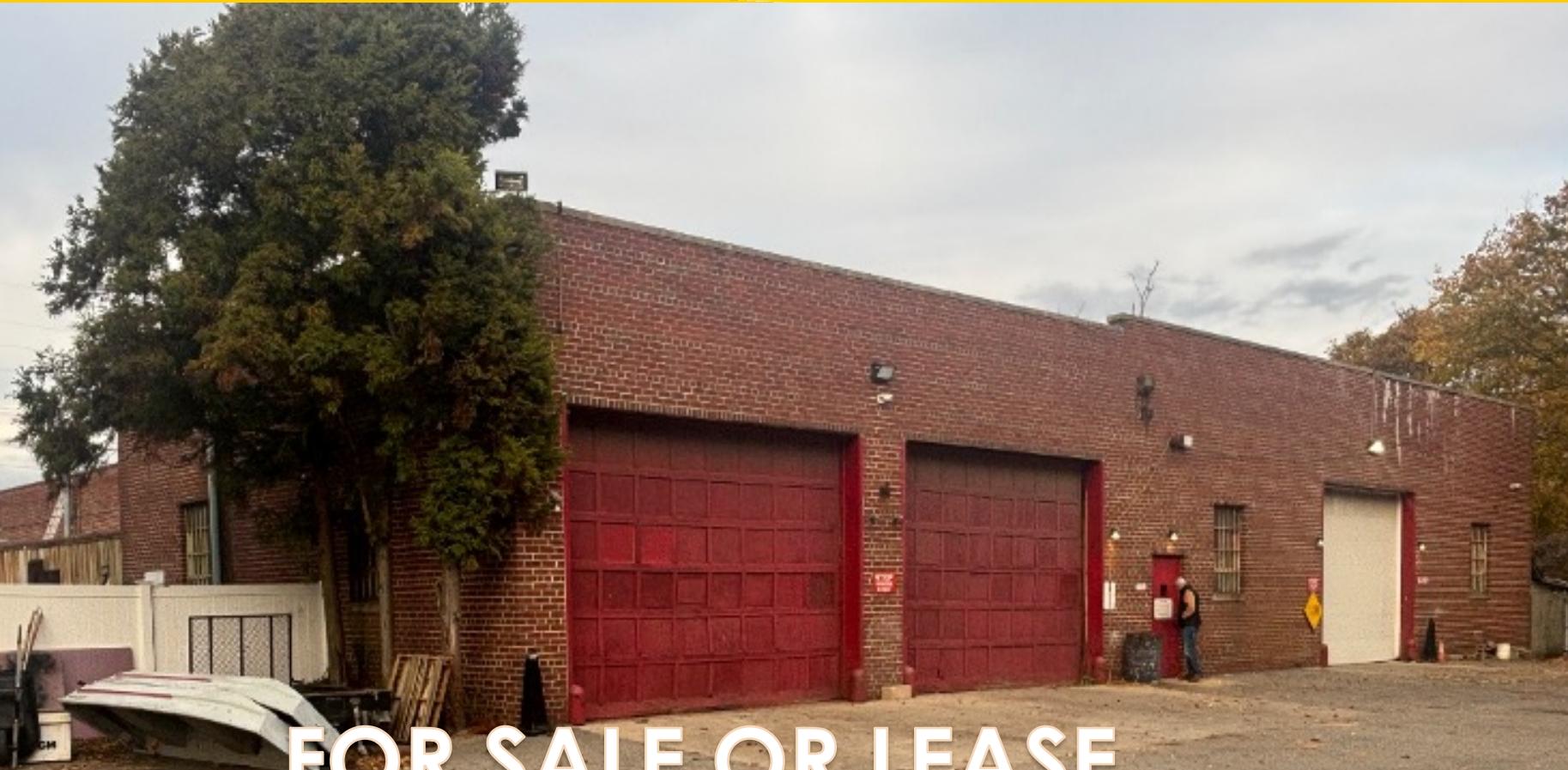
# 249 Broadway

Amityville, NEW YORK

FOR SALE OR LEASE | 15,189 SF Freestanding Industrial Building on 1.11 Acres



"Complex Issues – Simple Solutions"



**FOR SALE OR LEASE  
15,000 SF COLUMN FREE INDUSTRIAL BUILDING  
HUGE 1.11 ACRE LOT**

**FOR INFORMATION CONTACT EXCLUSIVE BROKERS:**

JB (Jeff) Schwartzberg, Managing Principal | [jbs@pcrellc.com](mailto:jbs@pcrellc.com) | 516-857-8013

Jason Miller, Managing Principal | [jmiller@pcrellc.com](mailto:jmiller@pcrellc.com) | 516-413-1690

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PREMIER COMMERCIAL RE LLC

500 N. Broadway, Suite 105

Jericho, NY 11753

Tel. 516-284-8000 | [www.pcrellc.com](http://www.pcrellc.com)

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## SPECIFICATIONS:

Building Size:	+/- 15,189 SF
Lot Size:	+/- 1.11 Acres
Office:	+/- 10%
Ceiling Height:	14' Clear
Loading:	4 Overhead Doors
Heat:	Gas – Infrared Heaters
Parking:	Large Oversized Lot
Power:	Ample
Taxes:	\$56,685.32/Year



## HIGHLIGHTS:

- Free standing column free industrial building
- Building will be delivered with new roof and motorized roll up doors
- 8 Miles to Exit 49 of the Long Island Expressway
- Ideal for a variety of uses in need of extra yard space

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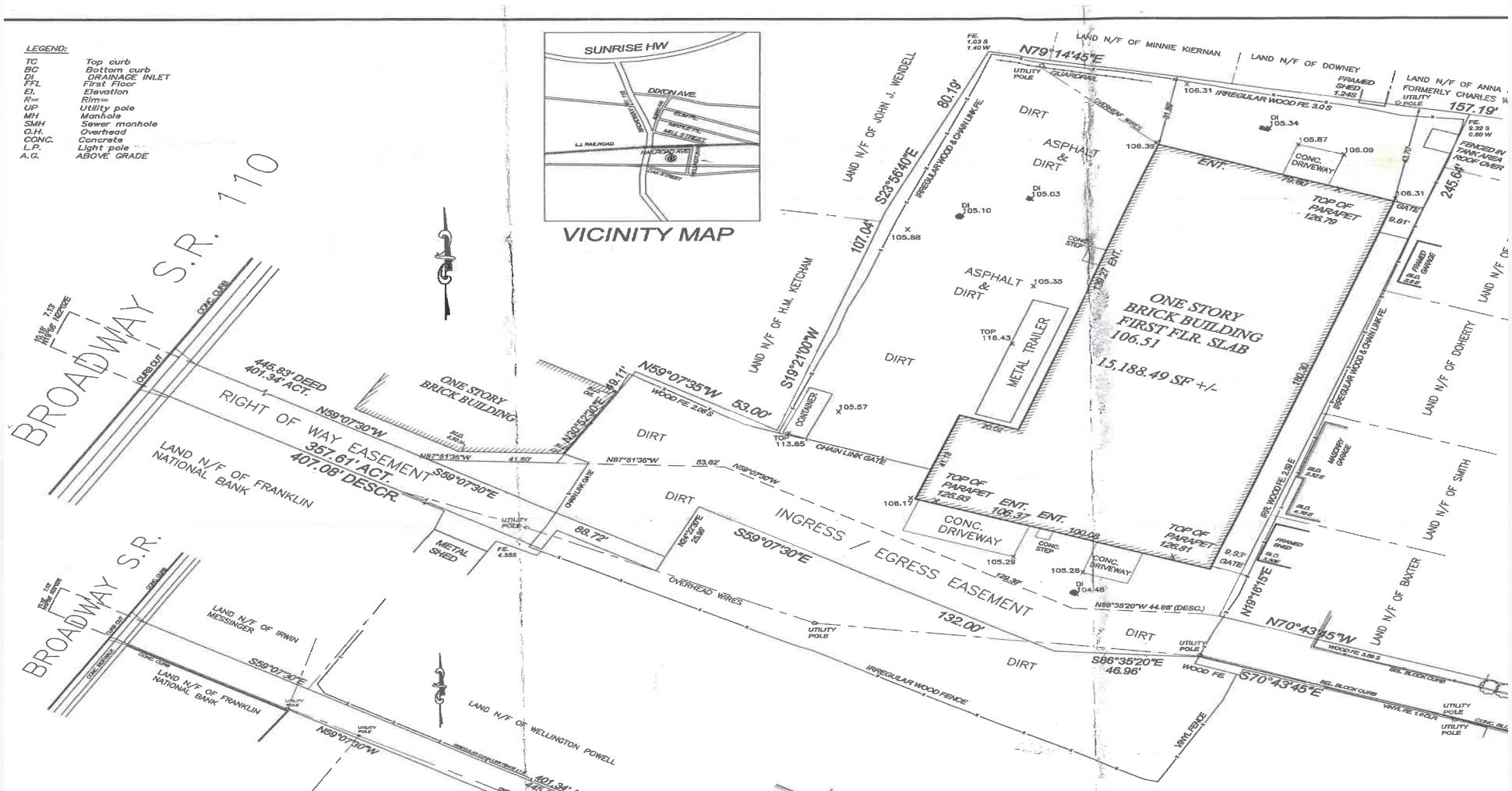
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## Survey:



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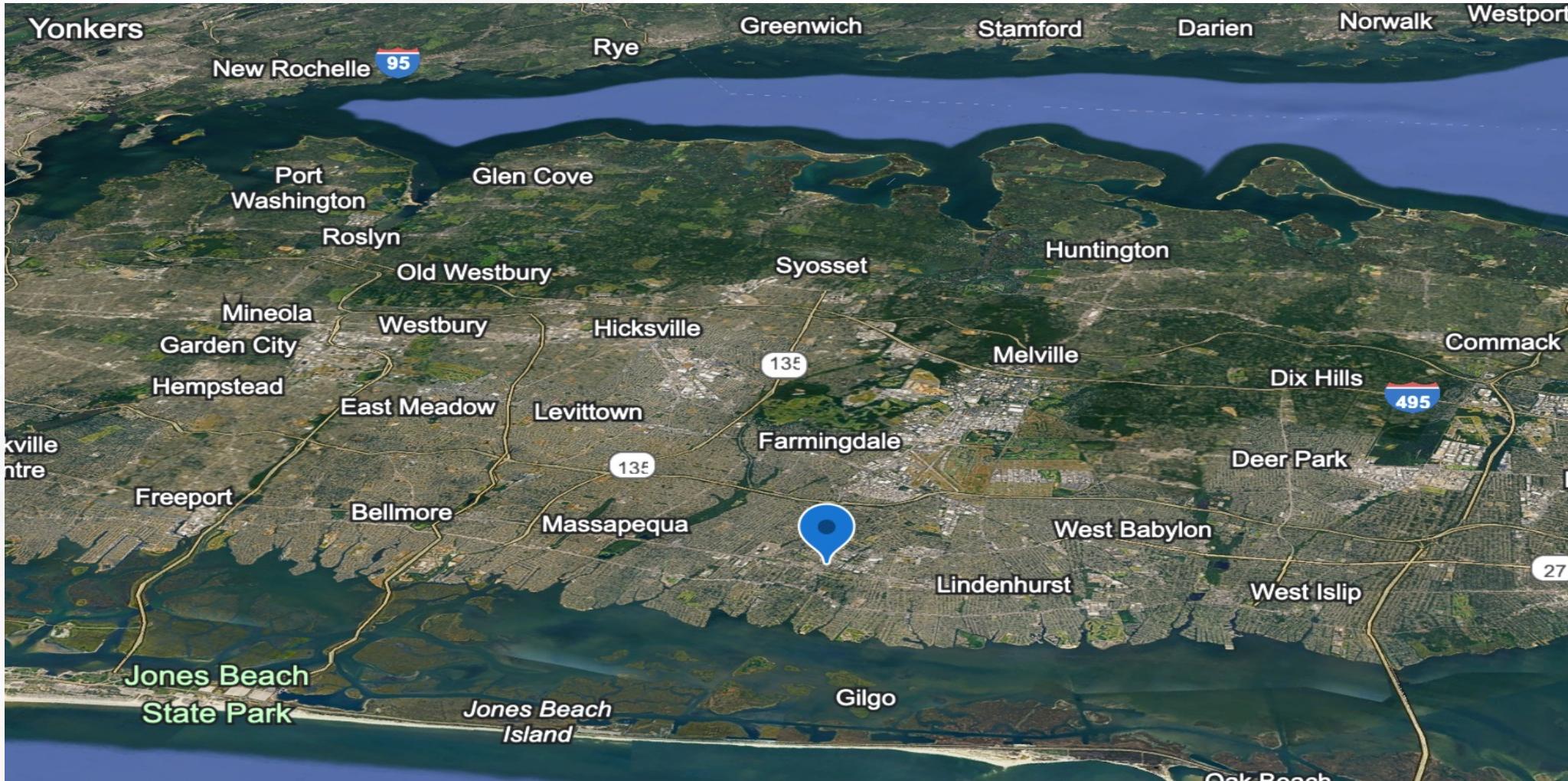
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Map:



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## Photos:



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