

59,920 SF Manufacturing Facility

Available For Sale or Lease

Divisions 19,500 – 40,420 Sq. Ft. Considered



505 Acorn St, Deer Park



Property Specifications:

Lot Size:	5.00 Acres
Building Size:	59,920 SF
Office Space:	13,840 SF
Ceiling Height:	14.0' @ 47,420 SF 12.0' @ 12,500 SF
Loading:	6 Loading Docks 2 Drive-in Doors
Power:	2400 Amps @480V
Utilities:	Gas heat Fully sprinklered Fully air conditioned
Parking:	Up to 180 spots (100 spots currently striped)
Built:	1973
Township:	Town of Babylon
Zoning:	Industrial G

Pricing and Timing:

Sale Price:	\$14,750,000 \$14,375,000
Lease Price:	\$14.00/SF NET
Taxes:	\$148,334 (\$2.48/SF) *Babylon IDA Tax benefits available
Occupancy:	July 2026

Possible Divisions:

- Any square footage requirement considered between 19,500 SF and 40,420 SF

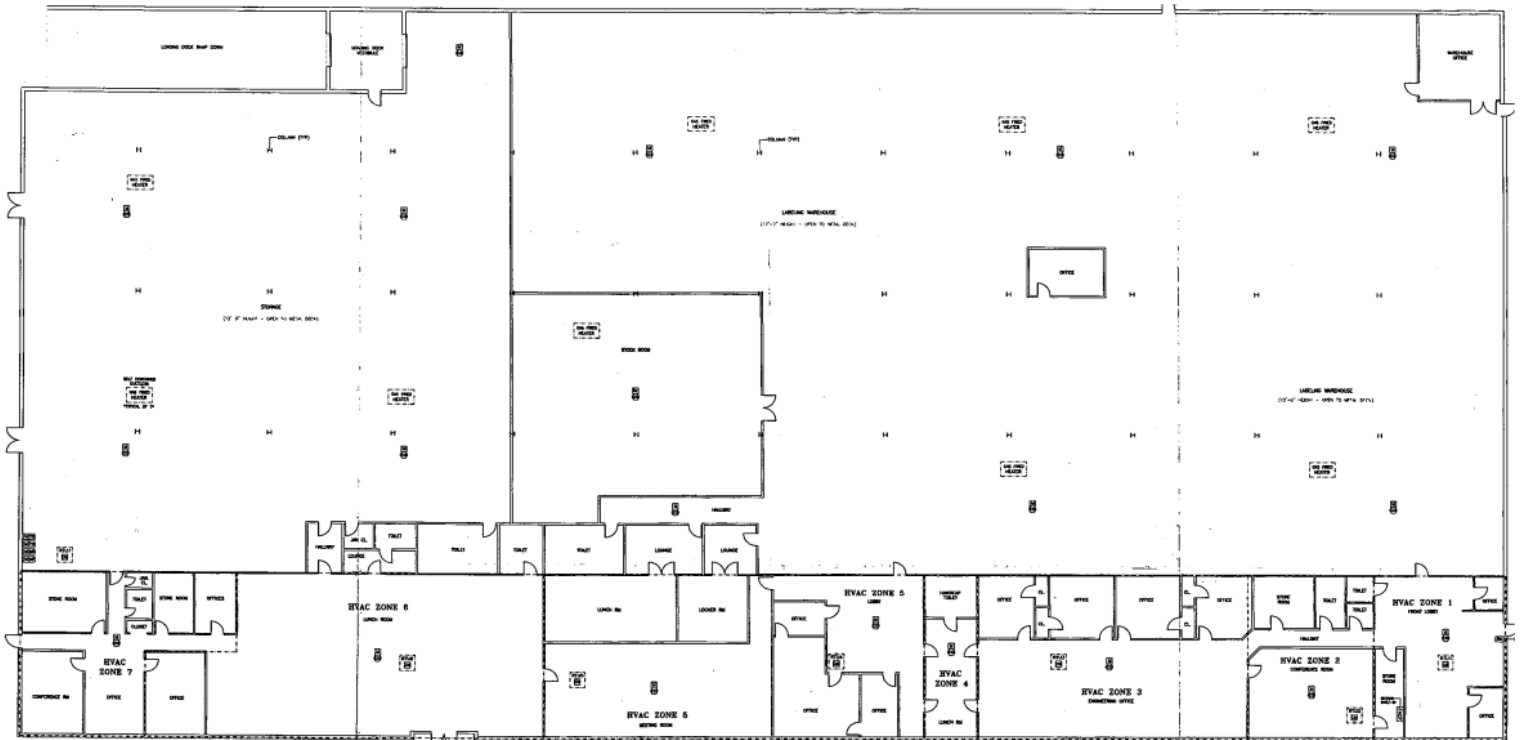
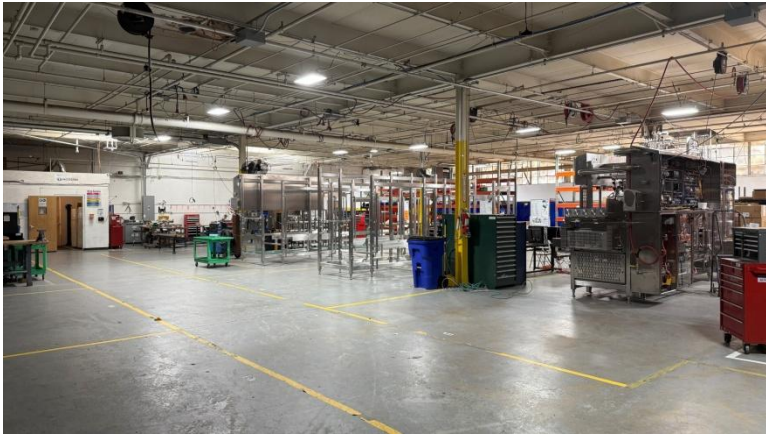
Features:

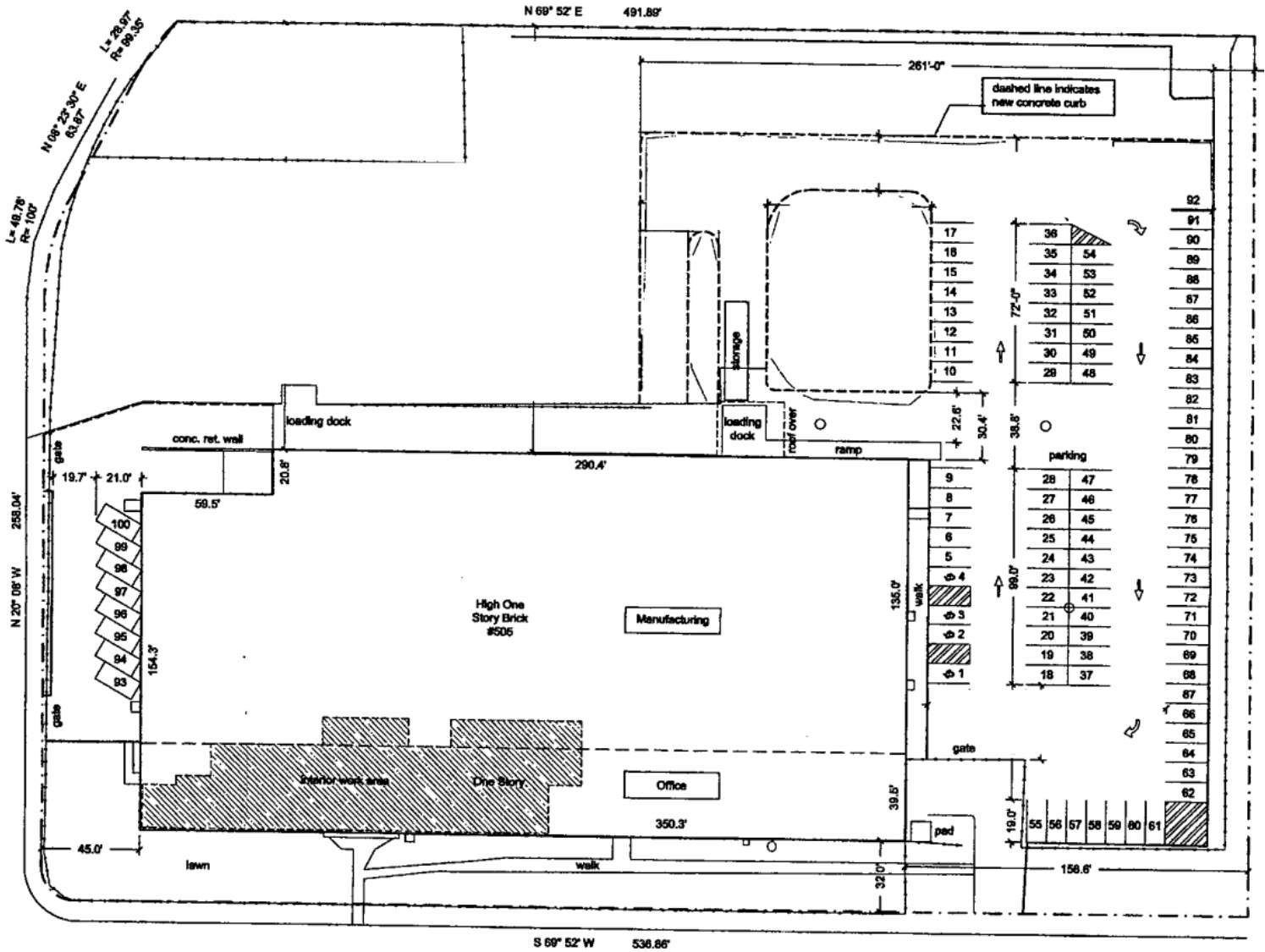
- Extensive power distribution
- New HVAC installed in 2020 (Fully air conditioned)
- As-of-right expansion of up to ± 76,000–87,000 SF
- Large fenced lot with potential for permitted outdoor storage
- Less than 0.5 miles from the Wyandanch LIRR

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