

10,018 SF INDUSTRIAL BLDG. | CORNER LOCATION | FENCED YARD

315 Ralph Avenue | Copiague, New York 11726

LONGTIME ESTABLISHED BUSINESS + PROPERTY FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

315 Ralph Avenue | Copiague, New York 11726

Building Size:	10,018 SF	Lot Size:	0.70 Acres
Office SF:	10%	Parking:	+/- 60 Spaces
Warehouse:	+/- 9,000 SF	Zoning:	G - Industry (Light)
Heat:	Gas (Warehouse) & Electric (Office)	Ceiling Height Warehouse:	14 Feet
Electric:	400 Amp/3-phase	Drive Ins:	Two (2)
Loading Docks:	One (1)	Sprinklers:	Yes
Annual Taxes:	\$27,450.00	Sale Price:	\$3,550,000.00

Longtime Established Auto Collision Business + Property For Sale

Exceptional opportunity to acquire a fully operational auto collision business together with a well-maintained 10,018 SF industrial facility, strategically located on a highly visible corner parcel just moments from Sunrise Highway in the heart of Copiague's industrial corridor. Situated on a 0.70-acre fenced site, this unique offering combines a successful collision repair operation with valuable industrial real estate, providing an ideal owner-user or investment opportunity. The property is well-suited for auto body and collision repair, vehicle service operations, light manufacturing, distribution, contractor operations, and a variety of light industrial uses permitted under the G (Industrial) zoning designation. The building is configured with approximately 10% of fully renovated office space and turnkey/clean warehouse/shop space featuring 14-foot clear ceiling heights, providing an ideal balance of administrative and operational functionality.

The facility features two drive-in doors and one loading dock, allowing for efficient vehicle intake, workflow, and distribution capabilities. The property is further enhanced by approximately 6,000 SF of secured outdoor storage yard area, fully fenced for security and operational flexibility. An expansive paved parking field accommodates 60+ vehicles, making it exceptionally well-suited for an auto collision operation requiring employee, customer, and vehicle storage parking. The facility is equipped with a fire suppression system, central station monitored security system, and surveillance cameras, ensuring a safe and secure operating environment. Office areas are serviced by electric heat and air conditioning, while the warehouse/shop area benefits from gas-fired heat. The building is powered by 400-amp, three-phase electrical service, making it suitable for a wide range of industrial and automotive uses. Located just two minutes from the Copiague LIRR Station (Babylon Branch), the property offers excellent access for employees and customers, while its proximity to Sunrise Highway provides convenient connectivity throughout Long Island and the greater New York metropolitan area. The sale includes both the real estate and the established auto collision business, presenting a rare turnkey opportunity for operators, investors, or automotive industry professionals seeking immediate occupancy and ongoing business operations.

Exclusively represented by:

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PROPERTY HIGHLIGHTS

315 Ralph Avenue | Copiague, New York 11726



Longtime Established Auto Collision Business + Property For Sale

- Prime Corner Industrial Location | Strategically positioned on a prominent corner parcel just off Sunrise Highway, providing excellent accessibility and regional connectivity.
- Auto Collision Business + Warehouse/Office | 10% Office Space with Warehouse with 14-foot clear ceiling height. Features one drive-in door, one loading dock, and 400-amp, 3-phase electric service, well-suited for turnkey auto collision/repair business.
- Secure Outdoor Storage & Ample Parking | Situated on a 0.70-acre lot with approximately 6,000 SF of fenced outdoor storage and parking for 20+ vehicles in a paved lot.
- Well-Equipped, Cost-Efficient Asset | Includes a fire suppression system, central station monitored security with cameras, office HVAC, gas heat in the warehouse/shop area, and low annual real estate taxes of just \$27,450.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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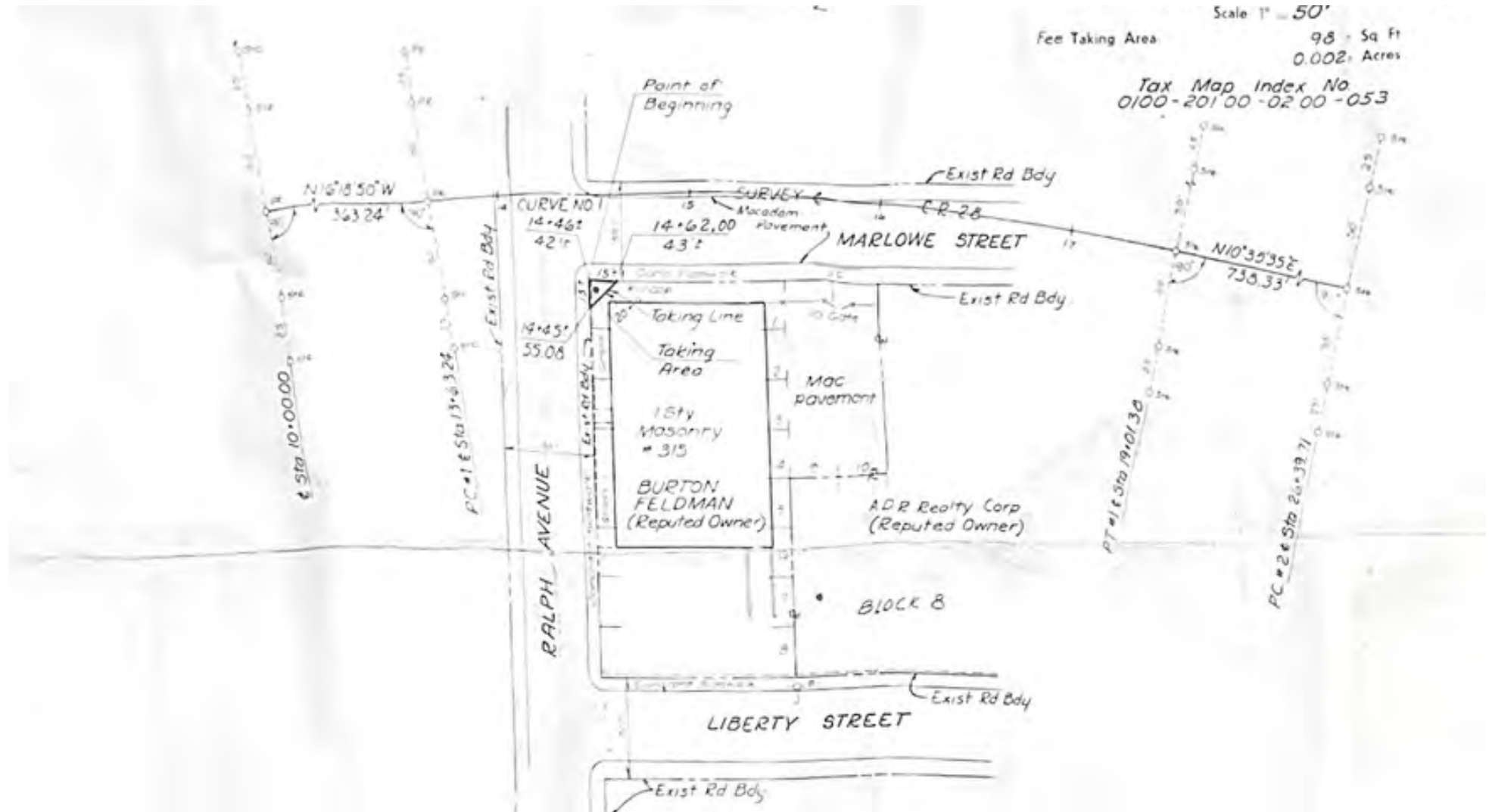
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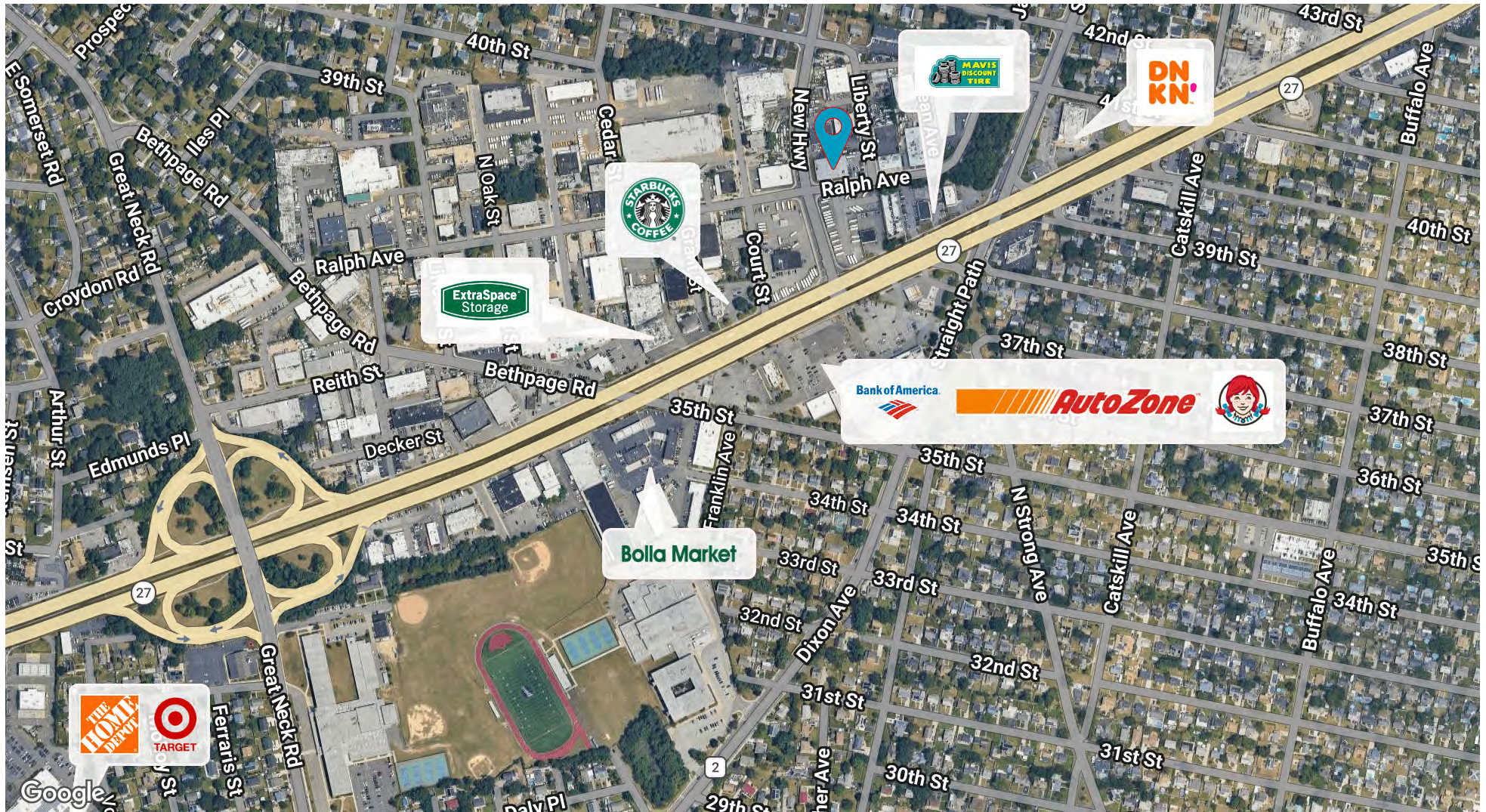
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RETAIL MAP

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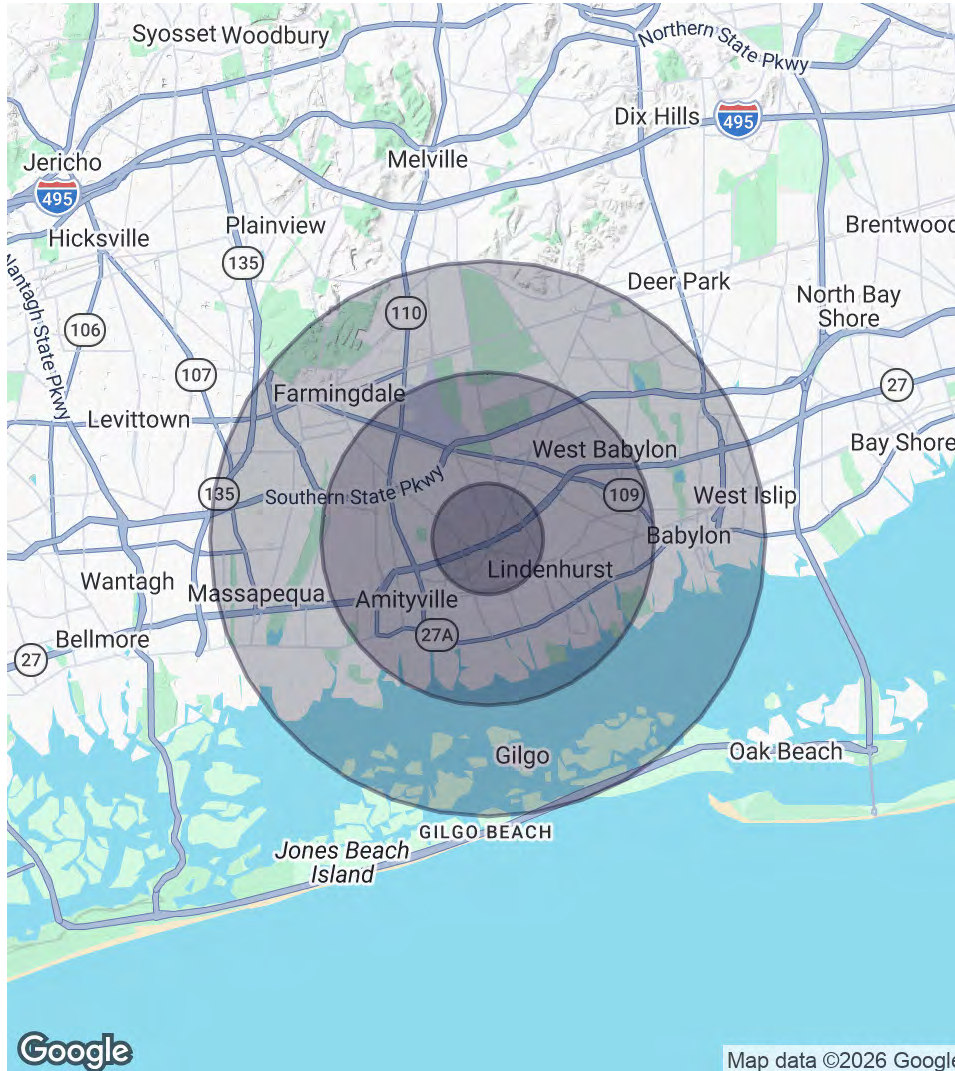
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DEMOGRAPHICS MAP & REPORT

315 Ralph Avenue | Copiague, New York 11726



1 Mile Radius

Population

23,753

Households

6,843

Average HH Income

\$140,218

3 Miles Radius

Population

154,265

Households

49,638

Average HH Income

\$151,306

5 Miles Radius

Population

291,059

Households

95,802

Average HH Income

\$166,265

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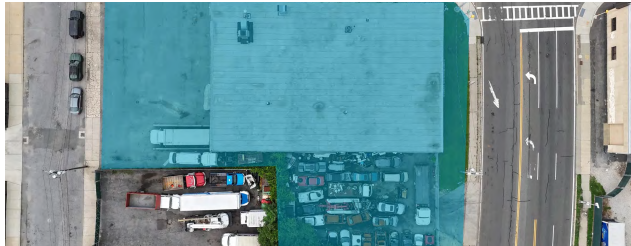
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ADDITIONAL PHOTOS



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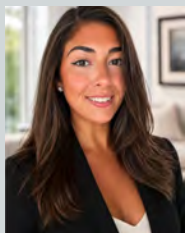


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We Are Commercial Real Estate

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