

**FOR SALE:
609 Acorn St. Deer Park, NY**

MUST SEE!!! AMAZINGLY CLEAN BUILDING



Property Description:

- 13,460sf on +/- 1 Acre
 - Ground Level Space 12,160sf
 - Plus 1,300sf Beautiful Space Used as Office or Other
- Ceilings: 20' In Majority of Warehouse
18.5' in 4,000sf
- New Membrane Roof (Currently Installing)
- 1 Loading Dock + area for additional dock
- 3 Drive-In Doors
- HVAC +/- 10 Years Old
- All New Windows
- Oil Heat but Gas on Street
- Connected to Sewers
- Fire Sprinkler System
- Full Concrete Parking Lot & Yard



For More Info Contact: Exclusive Broker

MARIO ASARO  **SIO**

PRESIDENT / BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com

LOW TAXES \$29,786

IDA Tax Abatement Can Reduce Even More

Sale Price: \$3,850,000/\$286/ft



Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice

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