

# 1844 LANSDOWNE AVE

## FOR SALE | INDUSTRIAL/FLEX & RD



### PROPERTY SPECIFICATIONS:

BUILDING SIZE:	12,348 SF
AVAILABLE SPACE:	12,348 SF
OFFICE:	0
CEILING HEIGHT:	
HEAT:	GAS
POWER:	0 AMPS
SEWER:	
SPRINKLERED:	YES
PARKING:	19
OCCUPANCY:	
ASKING LEASE PRICE:	\$ 0.00
ASKING SALE PRICE:	\$ 2,450,000.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	0

### PROPERTY FEATURES

- -THREE ADJOINING INTER-CONNECTED FLEX BUILDINGS WITH SEPARATE INGRESS / EGRESS
- -COMBINED TOTAL 12,348 SF+/-
- -SIZES AS FOLLOWS:
- -#1834 – 6,048 SF +/- PART 2 STORY (MEZZANINE 1,944 SF +/- ) WITH FREIGHT ELEVATOR
- -#1844 – 3,220 SF +/-
- -#1850 – 3,080 SF +/-
- -FULL HVAC AND SPRINKLERS
- -EACH BUILDING SEPARATELY METERED FOR GAS AND ELECTRIC
- -ZONED BUSINESS
- -PARKING: ON SITE PLUS STREET
- -KITCHEN/CAFETERIA
- -CAMERAS AND ALARMED
- -CAT 5 NETWORKING
- -UPDATED FINISHES THROUGHOUT
- -MULTIPLE RESTROOMS

#### FOR MORE INFORMATION CONTACT BOKERS:

Jeffrey Schwartzberg, Managing Principal | (516) 284-8000 | jbs@pcrellc.com  
Jason Miller, Managing Principal | (516) 284-8000 | jmill@pcrellc.com

PREMIER COMMERCIAL RE LLC

500 N Broadway Suite # 105,  
Jericho, NY 11753

Tel. 516-284-8000

www.pcrellc.com