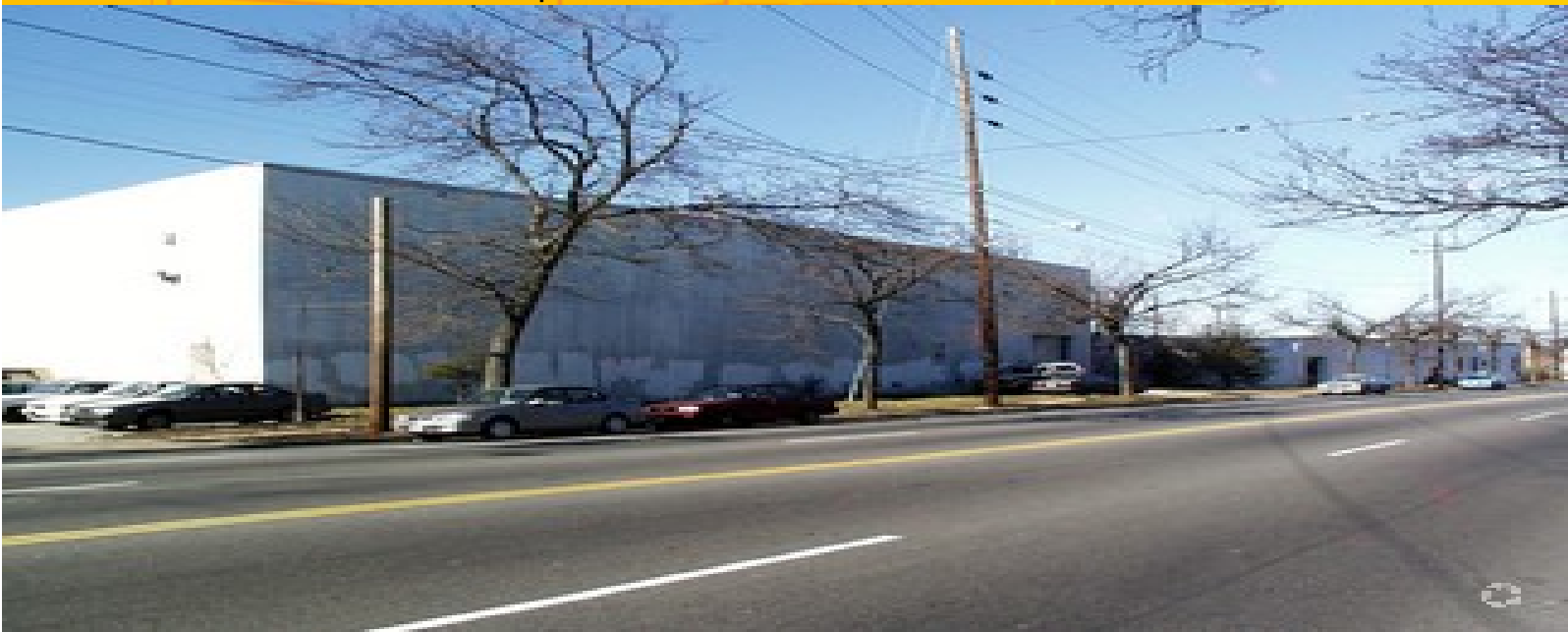


3000 LAWSON BLVD

FOR SALE OR LEASE | INDUSTRIAL/FLEX & RD



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	23,332 SF
AVAILABLE SPACE:	23,332 SF
OFFICE:	0
CEILING HEIGHT:	14'0"-28'0"
HEAT:	
POWER:	800 AMPS
SEWER:	YES
SPRINKLERED:	YES
PARKING:	40
OCCUPANCY:	IMMEDIATE
ASKING LEASE PRICE:	\$ 0.00
ASKING SALE PRICE:	\$ 2,999,000.00
NUMBER OF LOADING DOCKS:	0
DRIVE INS:	1

PROPERTY FEATURES

- PRICING FLEXIBLE FOR ALL CASH, QUICK CLOSE SALE
- 600 FEET FRONTAGE ON LAWSON BLVD
- IDEAL REDEVELOPMENT SITE-ADJACENT TO RAILROAD
- ZONED LIGHT MANUFACTURING
- WALKING DISTANCE TO LIRR TRAIN STATION
- CLOSE PROXIMITY TO NEW RESIDENTIAL COMMUNITY
- DEVELOPED BY BEECHWOOD ORGANIZATION

FOR MORE INFORMATION CONTACT BOKERS:

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