# 355 CROOKED HILL ROAD

PREMIER COMMERCIAL REAL ESTATE

BRENTWOOD, NEW YORK
FOR SALE OR LEASE | INDUSTRIAL BUILDING



### PROPERTY SPECIFICATIONS:

Building Size: ± 83,000 SF

[includes <u>+</u> 3,000 SF mezzanine]

Office Space:  $\pm$  6,000 SF

Lot Size: 4.90 Acres

[Offers possible expansion]

Ceiling Height: 17' Clear

Loading: 4 Loading Docks

1 Drive-In Door

Gas

Power: 2,400 Amps

Sprinklered: Fully
Sewers: No

Heat:

Parking: 181 Surface Spaces

Zoning: Industrial 1

Parcel ID: Section 92, Block 2, Lot 36

Real Estate Taxes: \$177,847 (\$2.14 PSF)
Asking Lease Price: \$16.00 PSF NNN

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Asking Sale Price: \$19,999,000 (\$240.95 PSF)

## PROPERTY HIGHLIGHTS:

- Approximately 13,000 sq. ft. of additional mezzanine space throughout (not included in 83,000 sq. ft. building size).
- Located minutes from the Long Island Expressway and Sagtikos Parkway
- o Heavy power, well distributed throughout the facility.
- o Nearby Route 110, and Macarthur Airport.
- New high efficiency lighting on motion detectors throughout.
- o Huge yard space in rear of the property.
- Available 6 months after contract or lease execution.

All information is from sources deemed reliable and is provided subject to errors, omissions, change of price or other terms and conditions, prior to sale, lease, or withdrawal without notice. Such information may not have been verified and no express representation is hereby made

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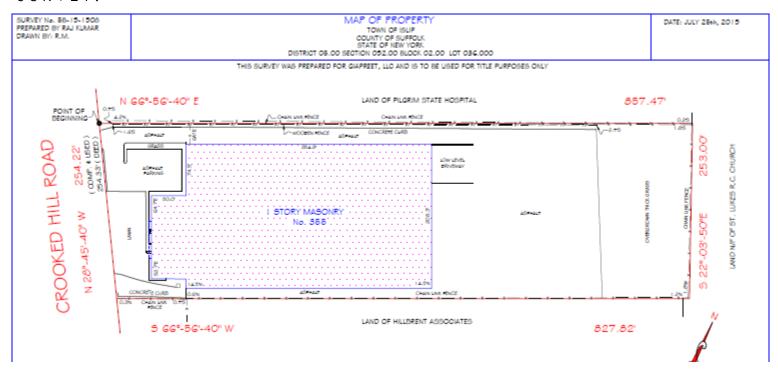
# FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

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## SURVEY:



## MAP:

