

355 CROOKED HILL ROAD

BRENTWOOD, NEW YORK

FOR SALE OR LEASE | INDUSTRIAL BUILDING

FOR SALE OR LEASE - LARGE INDUSTRIAL BUILDING NEAR THE LIE!



PROPERTY SPECIFICATIONS:

Building Size:	± 83,000 SF [includes ± 3,000 SF mezzanine]
Office Space:	± 6,000 SF
Lot Size:	4.90 Acres [Offers possible expansion]
Ceiling Height:	17' Clear
Loading:	4 Loading Docks 1 Drive-In Door
Power:	2,400 Amps
Sprinklered:	Fully
Sewers:	No
Heat:	Gas
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
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
- Heavy power, well distributed throughout the facility.
- Nearby Route 110, and Macarthur Airport.
- New high efficiency lighting on motion detectors throughout.
- 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

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

JB Schwartzberg, Managing Principal | 516-857-8013 | jbs@pcrellc.com
Jason Miller, Managing Principal | 516-413-1690 | jmiller@pcrellc.com

PREMIER COMMERCIAL RE LLC
500 North Broadway, Suite 105
Jericho, NY 11753
Tel. (516) 284-8000 | www.pcrellc.com

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SURVEY:



MAP:



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