

355 CROOKED HILL ROAD

BRENTWOOD, NEW YORK

FOR SALE OR LEASE | FREESTANDING INDUSTRIAL BUILDING

 **PREMIER**
COMMERCIAL REAL ESTATE

LARGE INDUSTRIAL BUILDING FOR SALE OR LEASE NEAR THE LIE



PROPERTY SPECIFICATIONS:

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|---------------------|--|
| 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: | 2,000 Amps Heavy |
| Sprinklered: | Fully |
| Sewers: | No |
| Heat: | Gas |
| Parking: | 181 Surface Spaces |
| Zoning: | Industrial 1 |
| Parcel ID: | Section 92, Block 2, Lot 36 |
| Real Estate Taxes: | \$173,365 (\$2.08 PSF) |
| Asking Lease Price: | \$10.50 PSF NNN |
| Asking Sale Price: | \$14,000,000 (\$168.67 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.

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

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

PREMIER COMMERCIAL RE LLC
1670 Old Country Road., Ste. 219
Plainview, NY 11803
Tel. (516) 284-8000 | www.pcrellc.com

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SURVEY:



MAP:



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