

VALLEY STREAM, NEW YORK 11580

90 E. HAWTHORNE AVENUE

100 E. HAWTHORNE AVENUE

FOR SALE | POSSIBLE REDEVELOPMENT OPPORTUNITY

29,614 SQ. FT. OF COMBINED BUILDINGS ON 1.6 ACRES OF LAND



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Jason Miller, Managing Principal | 516-413-1690 | jmiller@pcrellc.com
Jeffrey Schwartzberg, Managing Principal | 516-857-8013 | jjbs@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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PROPERTY OVERVIEW:

90 E. HAWTHORNE AVENUE: - IS COMPRISED OF TWO (2) BUILDINGS ONSITE TOTALING ± 14,800 SQ. FT. SITUATED 1.07 ACRES
BUILDING 1 - IS AN OFFICE BUILDING APPROXIMATELY 2,800 SQ. FT. AND BUILDING 2 - IS 12,000 SQ. FT. WAREHOUSE FACILITY OFFERING COLUMN FREE SPACE WITH EXCEPTIONAL CEILING HEIGHTS OF 21' - 28'

100 E. HAWTHORNE AVENUE: - IS A WAREHOUSE BUILDING OFFERING 14,814 SF WITH 4,000 SF OF OFFICE/SHOWROOM SPACE

CENTER PARCEL: - THE PROPERTIES ARE SEPARATED BY A 9,000 SQ. FT, CENTER PARCEL (APPROXIMATELY 50' WIDE) WHICH CAN BE PURCHASED SEPARATELY.

LOCATION OVERVIEW:

IMMEDIATE ACCESS TO SUNRISE HIGHWAY AND LOCATED WITHIN MINUTES OF THE SOUTHERN STATE PARKWAY AND THE LIRR STATION

90 E. HAWTHORNE AVENUE



100 E. HAWTHORNE AVENUE



ASKING SALE PRICE \$8,500,000

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PROPERTY SPECIFICATIONS:

90 E. HAWTHORNE AVENUE

Total Size:	± 14,800 SF [two buildings]
Warehouse Building:	± 12,000 SF
Office Building:	± 2,800 SF
Lot Size:	1.07 Acres
Ceiling Height:	21' - 28'
Loading Docks:	2 [with Levelators]
Drive In(s):	2
Power:	Ample
HVAC:	Office Building - Fully Warehouse Building - None
Sprinklered:	Yes
Parking:	Abundant
Parcel Id:	Section 37 Block 122 Lot 518 & 526
Zoning:	C-3
Real Estate Taxes:	\$74,446.75

100 E. HAWTHORNE AVENUE

Building Size:	± 14,814 SF
Office Area:	± 4,000 SF
Lot Size:	0.53 Acres
Ceiling Height:	22' Clear [In Warehouse Portion]
Loading Docks:	2 Doors [Scissor Lift Pack Plate]
Drive In(s):	1
Power:	Ample
Heat:	Gas
Sprinklered:	Fully
Parking:	Abundant
Parcel Id:	Section 37 Block 122 Lot 519
Zoning:	C-3
Real Estate Taxes:	\$111,048.85

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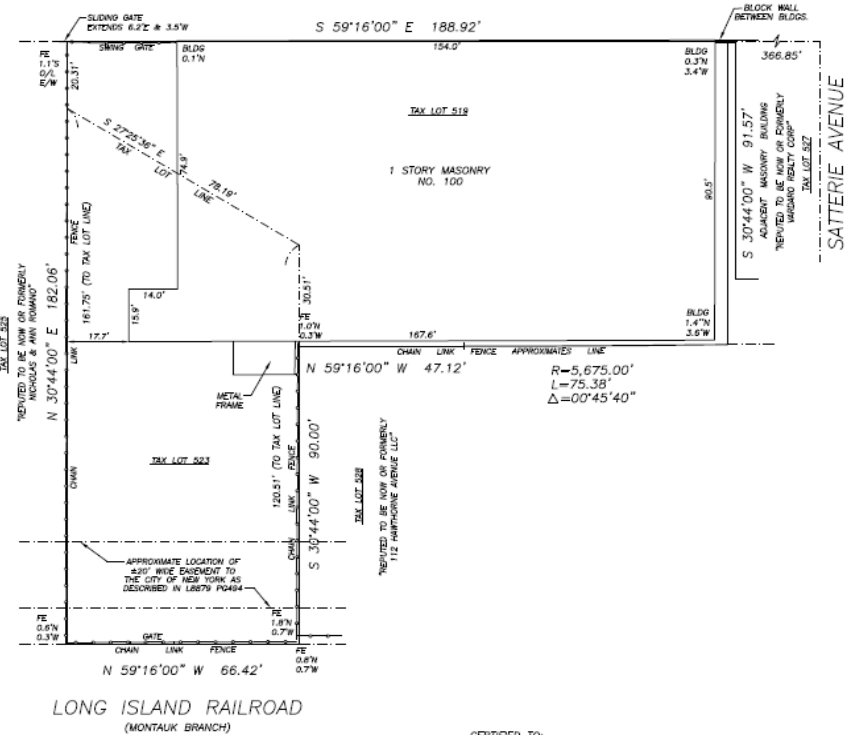
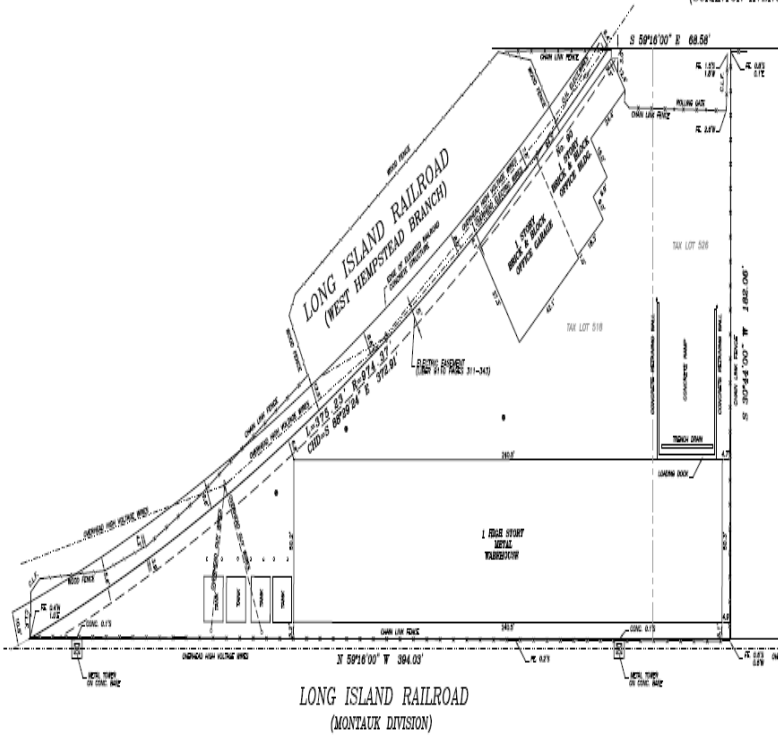
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90 E. HAWTHORNE AVENUE

100 E. HAWTHORNE AVENUE

EAST HAWTHORNE
(SCRANTON AVENUE)



Property surveys

CERTIFIED TO:
 - J & T EQUITIES INC.
 - SHAW & RETHELIN LLP
 - THE BROADSHAMPTON NATIONAL BANK, ISACA, ATMA
 - BRIDGE ARCHAIC, LLC
 - STEARNS TITLE INSURANCE COMPANY

LEND:
 • - 1/2" PILE
 • - 3/4" PILE
 • - 1" PILE
 • - 1 1/2" PILE
 • - 2" PILE

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