TRIPOINT
REAL ESTATE

Medford NY 11763

7 INDUSTRIAL BLVD

Prime Medford Industrial Opportunity

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EXECUTIVE SUMMARY

Prime Medford Industrial Opportunity

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Tripoint Real Estate is pleased to exclusively represent **7 Industrial Boulevard** presents a rare opportunity to acquire a ±14,400 square foot single-tenant industrial asset situated on approximately ±0.92 acres within the Town of Brookhaven.

The building features two (2) drive-in doors and approximately 14-foot clear ceiling heights, providing efficient loading capability and operational flexibility.

PROPERTY SUMMARY

7 Industrial Blvd, Medford	
Total Building Size:	± 14,400 SF
Lot Size:	± 0.92 AC
Clear Height:	± 14’
Drive-In Doors:	2
Zoning:	L1
Taxes:	± $60,000
Sale Price:	**$3,300,000**

Strategically positioned in the heart of Long Island’s established industrial corridor, the property offers functional warehouse space ideally suited for distribution, contractor operations, light manufacturing, storage, or service-based users.


AERIAL PROPERTY OVERVIEW

WAREHOUSE INTERIOR OVERVIEW

WAREHOUSE OPERATIONS AREA

WAREHOUSE STORAGE AREA


WAREHOUSE STORAGE AREA

FLEX STORAGE AREA

OFFICE / WORK AREA


FLEX OFFICE AREA


CONFERENCE MEETING ROOM

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