

249 Broadway

Amityville, New York | For Sale or Lease | 15,189 SF Freestanding Industrial Building on 1.11 Acres



FOR SALE OR LEASE

15,000 SF Column-Free Industrial Building • Huge 1.11 Acre Lot

Amityville, New York

FOR INFORMATION CONTACT EXCLUSIVE BROKERS:

JB (Jeff) Schwartzberg, Managing Principal | jbs@pcrellc.com | 516-857-8013
Jason Miller, Managing Principal | jmiller@pcrellc.com | 516-413-1690
Desmond Mullins, Partner, Executive Director | dmullins@pcrellc.com | 631-398-5654

Premier Commercial RE LLC
500 N. Broadway, Suite 105 | Jericho, NY 11753
Tel. 516-284-8000 | www.pcrellc.com

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 representations are hereby made.

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SALE PRICE

\$3,500,000

LEASE PRICE

\$17.50 PSF MG

PROPERTY SPECIFICATIONS

Building Size	+/- 15,189 SF
Lot Size	+/- 1.11 Acres
Office	+/- 10%
Ceiling Height	14' Clear
Loading	4 Overhead Doors
Heat	Gas — Infrared Heaters
Parking	Large Oversized Lot
Power	Ample
RE Taxes	\$56,685.32/Year



PROPERTY HIGHLIGHTS

- Free-standing, column-free industrial building
- Building will be delivered with new roof and motorized roll-up doors
- 8 Miles to Exit 49 of the Long Island Expressway
- Ideal for a variety of uses in need of extra yard space

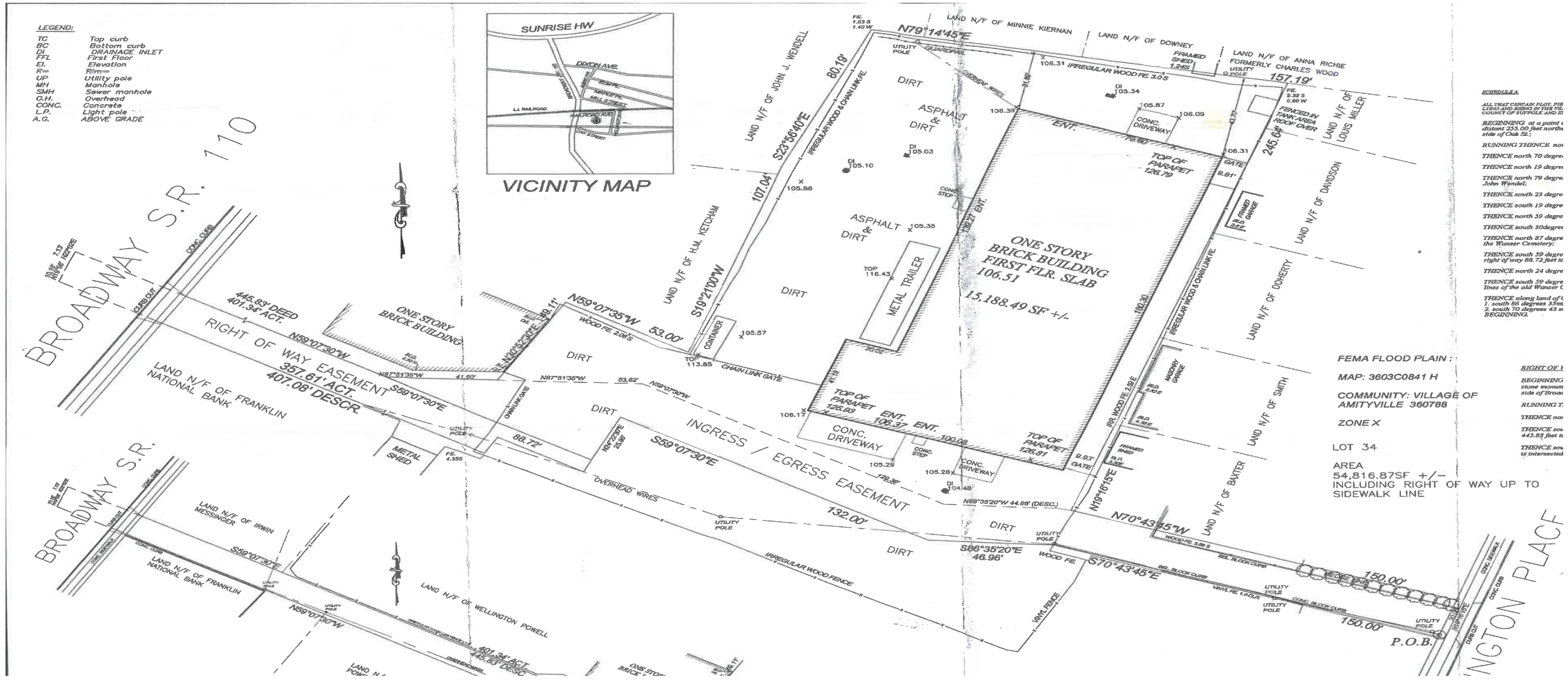
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PROPERTY SURVEY



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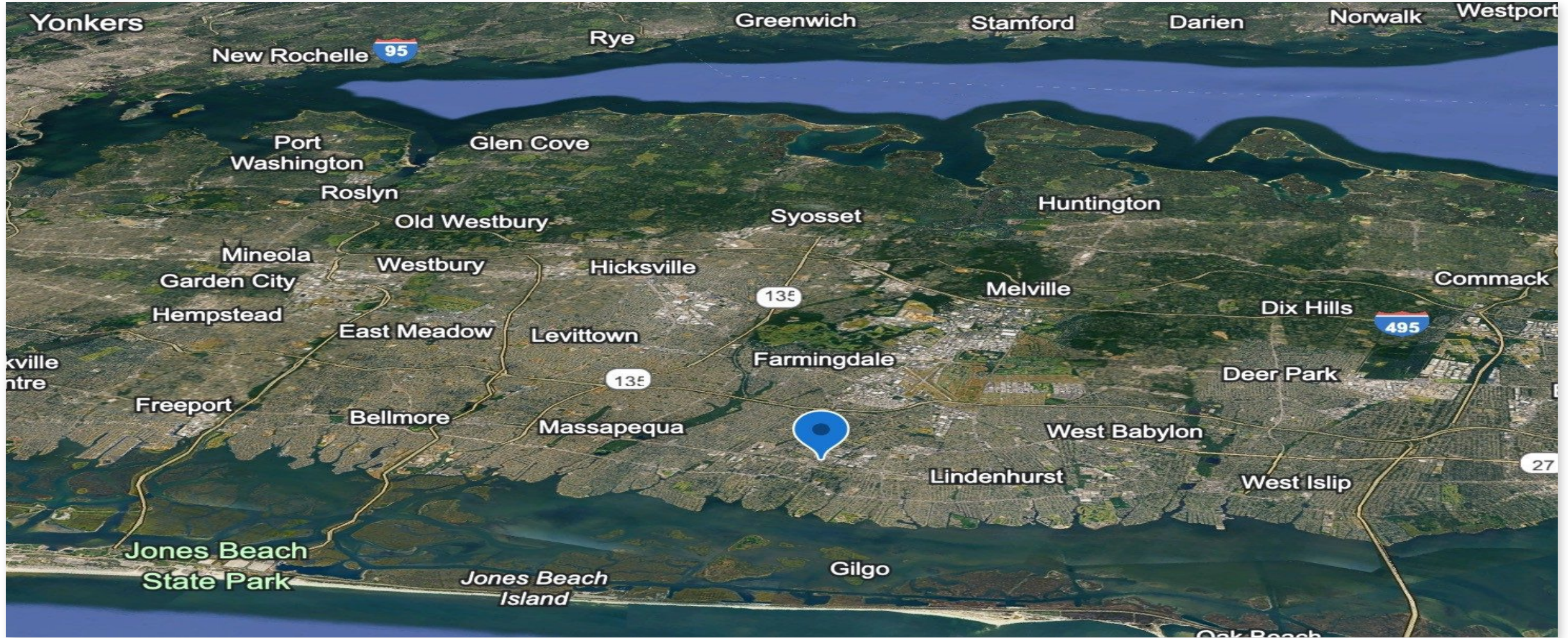
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LOCATION MAP



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PROPERTY PHOTOS



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