



**Industrial Property For Sale Or Lease, Available: 13,500 sq. ft.
Minimum Division 6,000 sq. ft.
301 Suburban Ave, Deer Park**



Specifications:

Building Size: 13,500 sq. ft.
Lot Size: 0.78 Acres
Office Space: 3,000 sq. ft.
Ceiling Height: 13.0'
Loading: 1 Dock(s), 2 Drive-in(s)
Power: 400 amps

Pricing and Timing:

Occupancy: Flexible
Sale Price: \$2,500,000
(\$185.19/sq. ft.)
Lease Price: \$12.50/sq. ft. Net
Taxes: \$33,149.89
(\$2.46/sq. ft.)

* IDA Tax Benefits Possible *

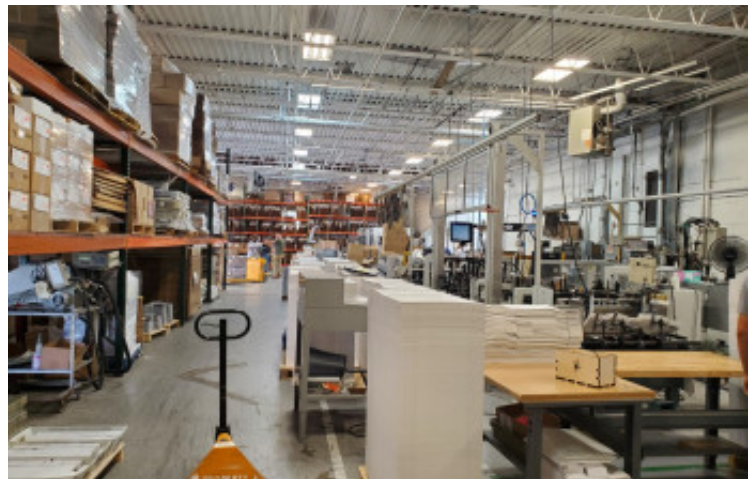
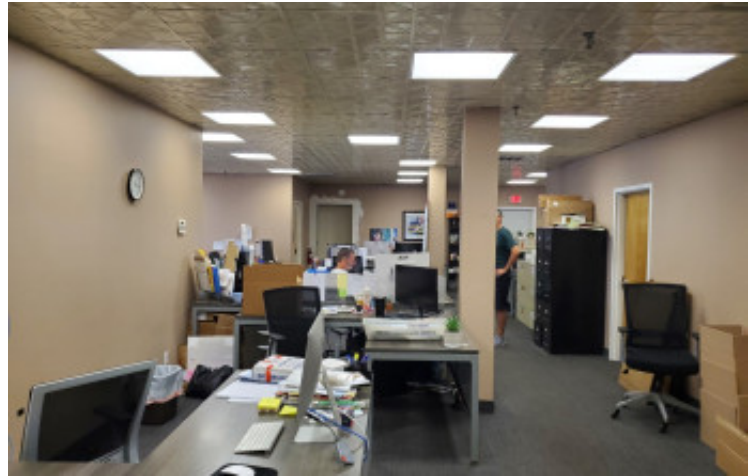
Building divides into 2 units (6750 SF) as a user/investor opportunity • Tax abatement available for qualified purchaser

For more information please contact:
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Measurements may be estimates and information shown should not be relied upon without independent verification.

