

Available for Sale or Lease:  $\pm 12,282$ /SF  
3381 Lawson Blvd., Oceanside, NY



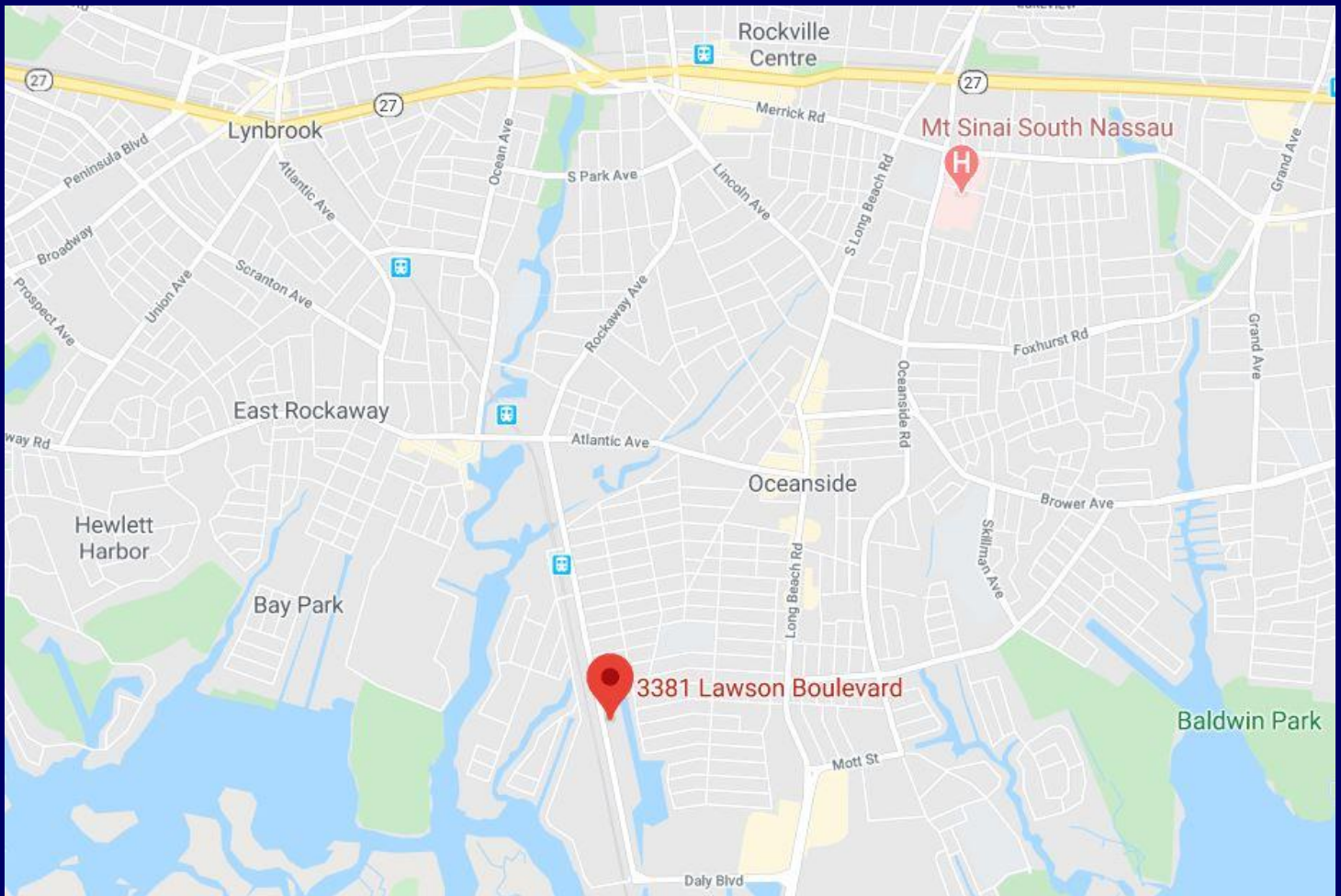
- ❖ Ideal warehouse and distribution or light manufacturing facility
- ❖ 30+ vehicle parking with room for multiple trucks
- ❖ 2 oversized drive-in doors (14' high x 15' wide)
- ❖ 2 interior, heavy duty, portable loading dock ramp platforms which accommodate tractor-trailers (see photo on page 3).
- ❖ High visibility location with  $\pm 26,000$  vehicle/day traffic count
- ❖ 1 row of columns

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# 3381 Lawson Blvd., Oceanside, NY

**Sq. Ft.** ±12,282/SF  
**Plot Size:** .57 acres  
**Ceiling Height:** ±14'6" under Steel  
**Loading:** 2 Drive-ins with 2 portable dock ramps. \*See photo of portable dock ramp on following page  
**Power:** 200 amps  
**Sprinklers:** No  
**Column spacing:** 1 center column line, ±43' span  
**HVAC:** Gas heat  
**Parking:** 30+ spaces  
**Year built:** 1966

**Sale price:** \$2,500,000 (\$203.55/SF)  
**Rental price:** 13.00/SF triple net  
**Taxes:** \$38,184.04 (\$3.11/SF)  
**Zoning:** Y-Industrial. Permits a broad range of uses  
**Occupancy:** Immediate  
**Legal desc.:** Section 43, Block 402 lots 10 & 14  
Lot 10: .459 acres, lot 14, .115 acres





# Interior photos



Image of portable loading dock accessed from Drive-in door



# Site plan

LAWSON BOULEVARD  
(50ft. WIDE)

