59,920 sq. ft. Manufacturing Facility

Available For Sale or Lease



505 Acorn St, Deer Park



Specifications:

Lot Size: 5.00 Acres
Building Size: 59,920 sq. ft.
Office Space: 13,840 sq. ft.

Ceiling Height: 14.0' @ 47,420 sq. ft.

12.0' @ 12,500 sq. ft.

Loading: 6 Loading Docks

2 Drive-in Doors

Power: 2400 Amps @480V

Heat: Gas
A/C: Full
Sprinklers: Full

Column Span: 39'6" x 29'2"

Parking: Up to 180 spots

(100 spots currently striped)

Built: 1973

Pricing and Timing:

Sale Price: \$14,750,000 (\$246.16/sq. ft.)

Lease Price: \$14.00/sq. ft. NET

Taxes: \$144,017 (\$2.40/sq. ft.)

Occupancy: Q3 2026

Features:

- Heavily powered manufacturing building
- New HVAC installed in 2020
- As-of-right expansion of up to 76,230 sq. ft.
- Oversized fenced-in yard with ample parking
- Outdoor storage possible with permits
- Flexible layout The building can be subdivided into two units:
 - 19,500 sq. ft. 40,420 sq. ft.
- Less than 0.5 miles from the Wyandanch LIRR
- Industrial G Zoning Town of Babylon

Interior Photos & Floor Plan

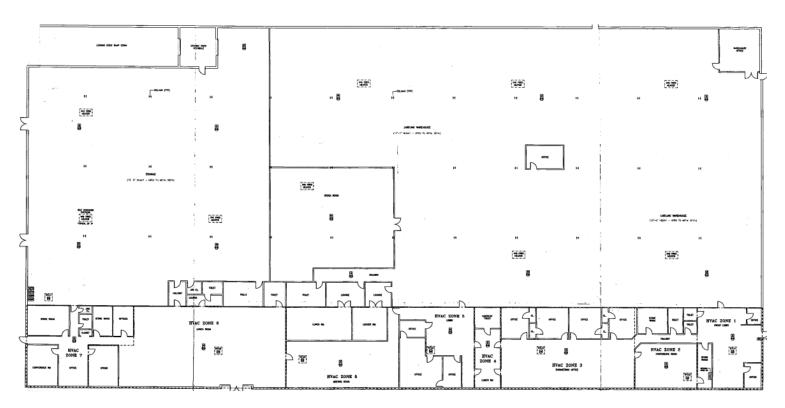












Exterior Photos & Expansion/Division Diagram







Site Plan & Overhead View



