

59,920 Sq. Ft. Manufacturing Facility

Available For Sale or Lease

Divisions above 30,000 Sq. Ft. Considered



505 Acorn St, Deer Park



Property 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
Township:	Town of Babylon
Zoning:	Industrial G

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.) *Babylon IDA Tax benefits available
Occupancy:	July 2026

Possible Divisions:

- Proposed divisions of 30,000 Sq. Ft. or 40,420 Sq. Ft. will be considered
- All requirements of 30,000 Sq. Ft. and larger will be considered

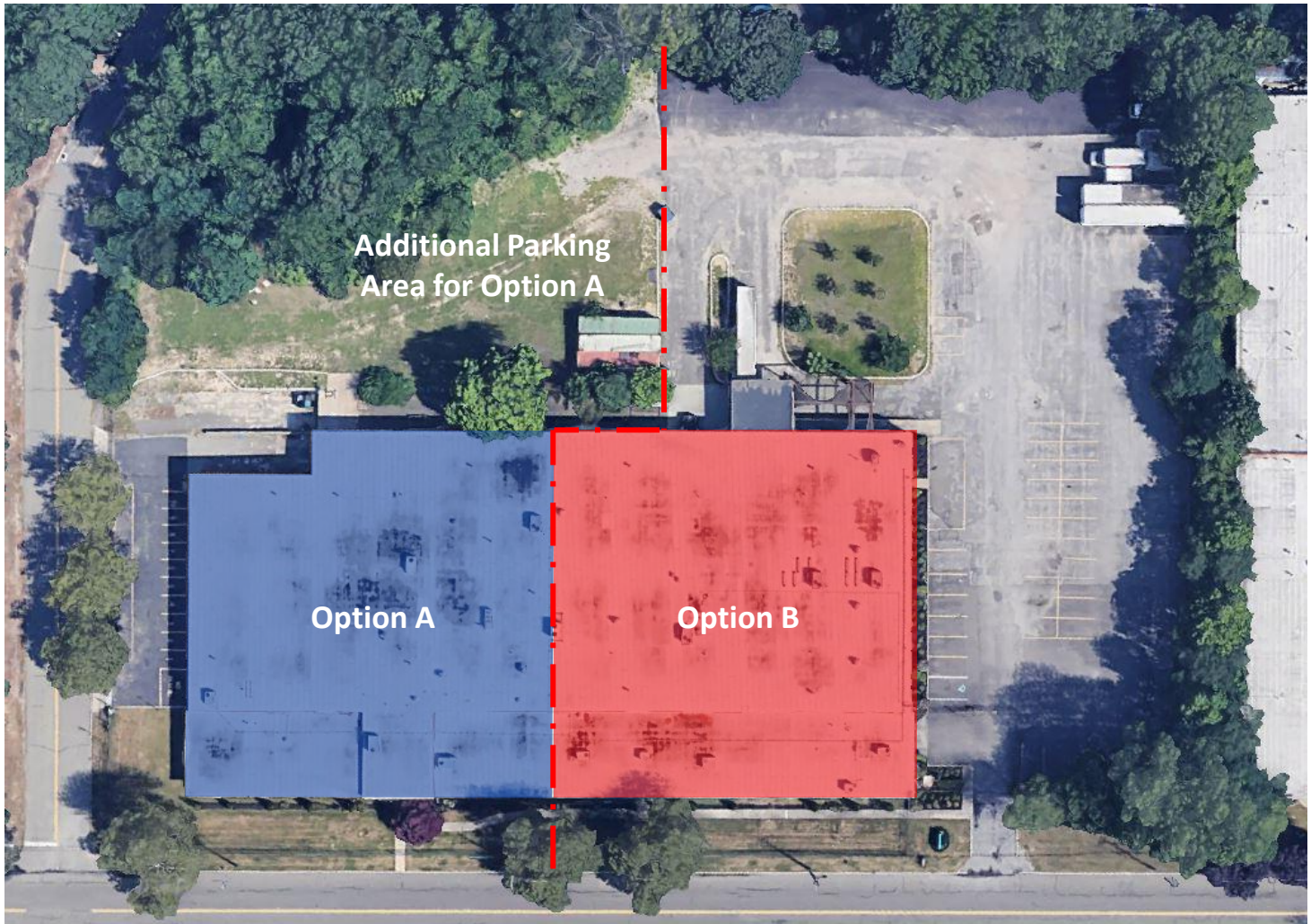
Features:

- Extensive power distribution
- New HVAC installed in 2020
- As-of-right expansion of up to 76,230 Sq. Ft.
- Large fenced lot
- Less than 0.5 miles from the Wyandanch LIRR

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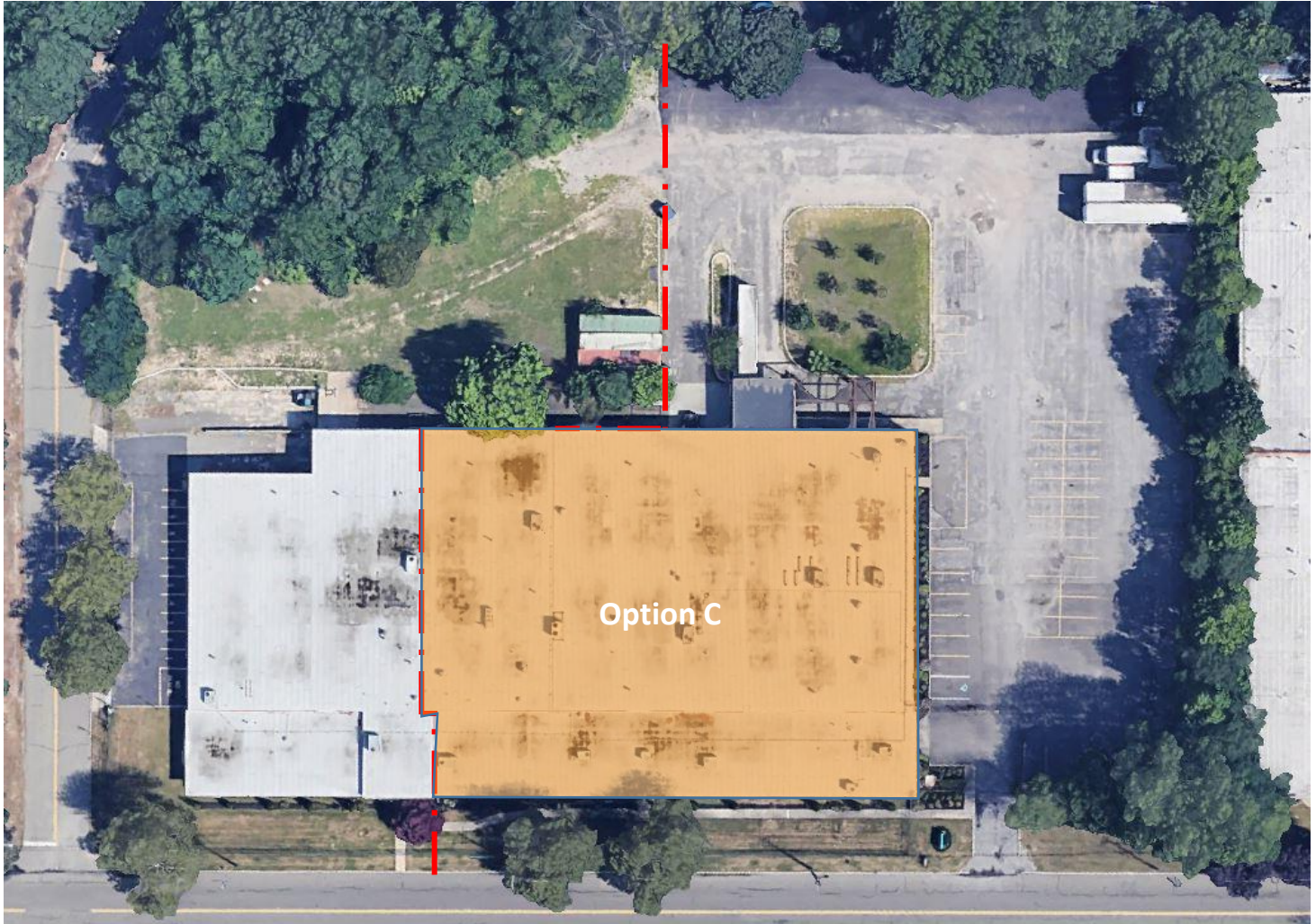
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**Option A Specifications:**

Available Space: $\pm$ 30,000 Sq. Ft.
Office Space: $\pm$ 6,920 Sq. Ft.
Ceiling Height: 14.0' @ 23,080 Sq. Ft.
12.0' @ 6,920 Sq. Ft.
Loading: 3 Loading Docks
1 Drive-in Doors

Option B Specifications:

Available Space: $\pm$ 30,000 Sq. Ft.
Office Space: $\pm$ 6,920 Sq. Ft.
Ceiling Height: 14.0' @ 23,080 Sq. Ft.
12.0' @ 6,920 Sq. Ft.
Loading: 3 Loading Docks
1 Drive-in Doors

**Option C Specifications:**

Available Space:	± 40,420 Sq. Ft.
Office Space:	± 10,340 Sq. Ft.
Ceiling Height:	14.0' @ 30,080 Sq. Ft. 12.0' @ 10,340 Sq. Ft.
Loading:	3 Loading Docks 1 Drive-in Doors

