

**Industrial Property For Sale, Available: 42,500 sq. ft.**  
**69-07 69th Pl, Glendale**



**Specifications:**

**Building Size:** 42,500 sq. ft.  
**Lot Size:** 1.11 Acres  
**Office Space:** 2,600 sq. ft.  
**Ceiling Height 1:** 20.0'  
**Ceiling Height 2:** 18.0'  
**Loading:** 4 Dock(s), 1 Drive-in(s)  
**Power:** 1,200 amps  
**A/C:** 10,000 + Offices  
**Sewers:** Yes

**Pricing and Timing:**

**Occupancy:** Immediately  
**Sale Price:** \$13,900,000  
(\$327.07/sq. ft.)  
**Taxes:** \$146,032.84 (\$3.44/sq. ft.)

**Mfg./Distribution facility** • Available rail siding in close proximity to NY & Atlantic Railway yard •  
+/-8,350/sf fenced yard, LED lighting, floor drains • +/-3 miles to LIE exit 19, 6 miles to Manhattan •  
10,000/sf of air conditioned warehouse/mfg space • Rail spur with daily rail freight service possible • 2  
of 4 docks are interior

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

All information is subject to errors, omissions, modification, and withdrawal.

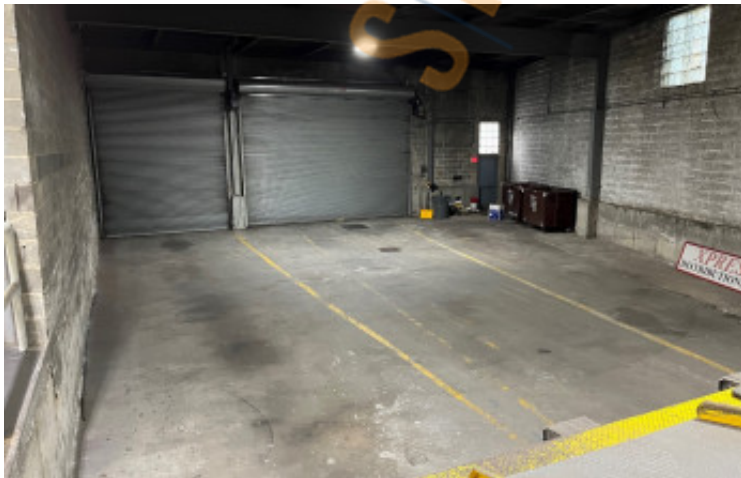
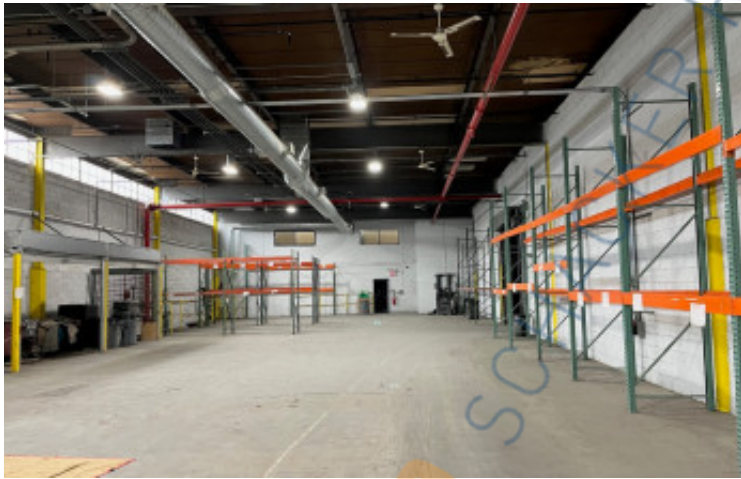
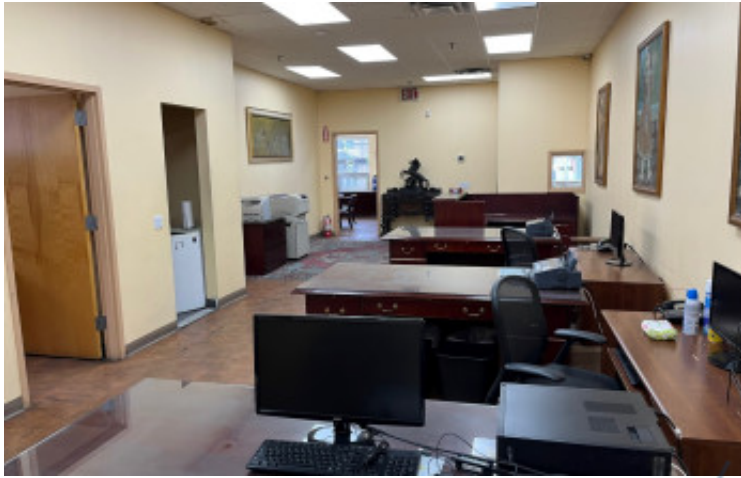
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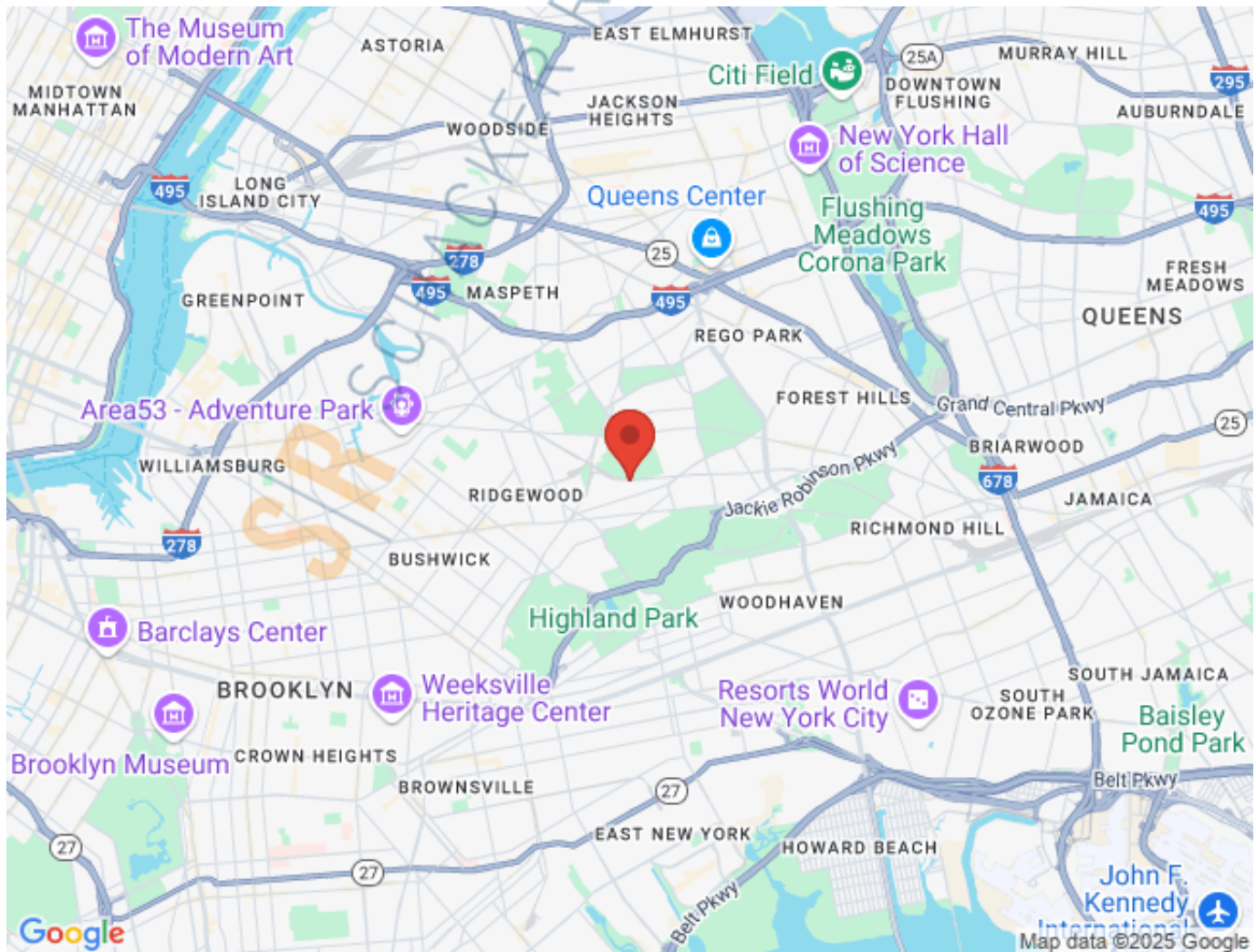
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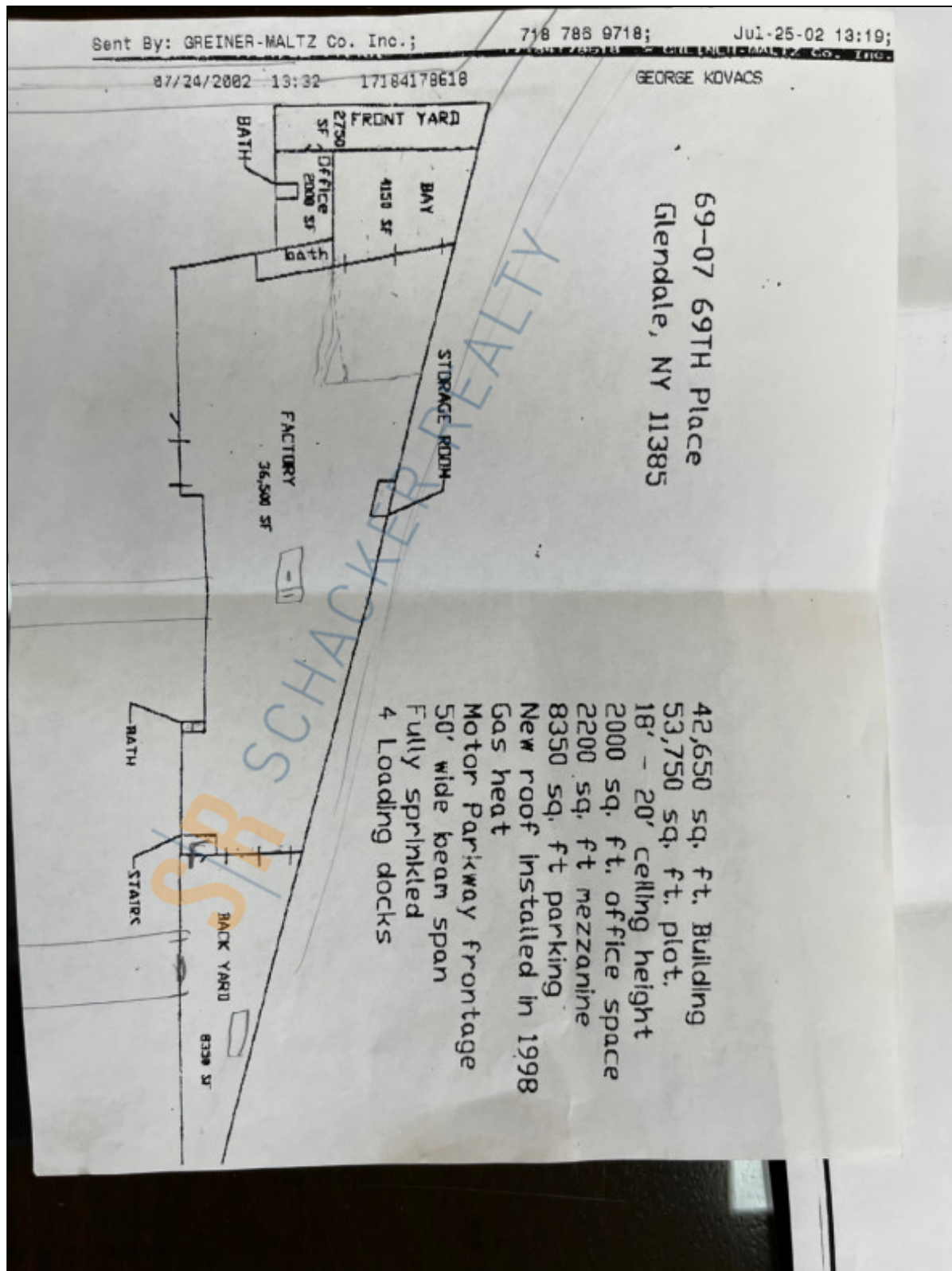


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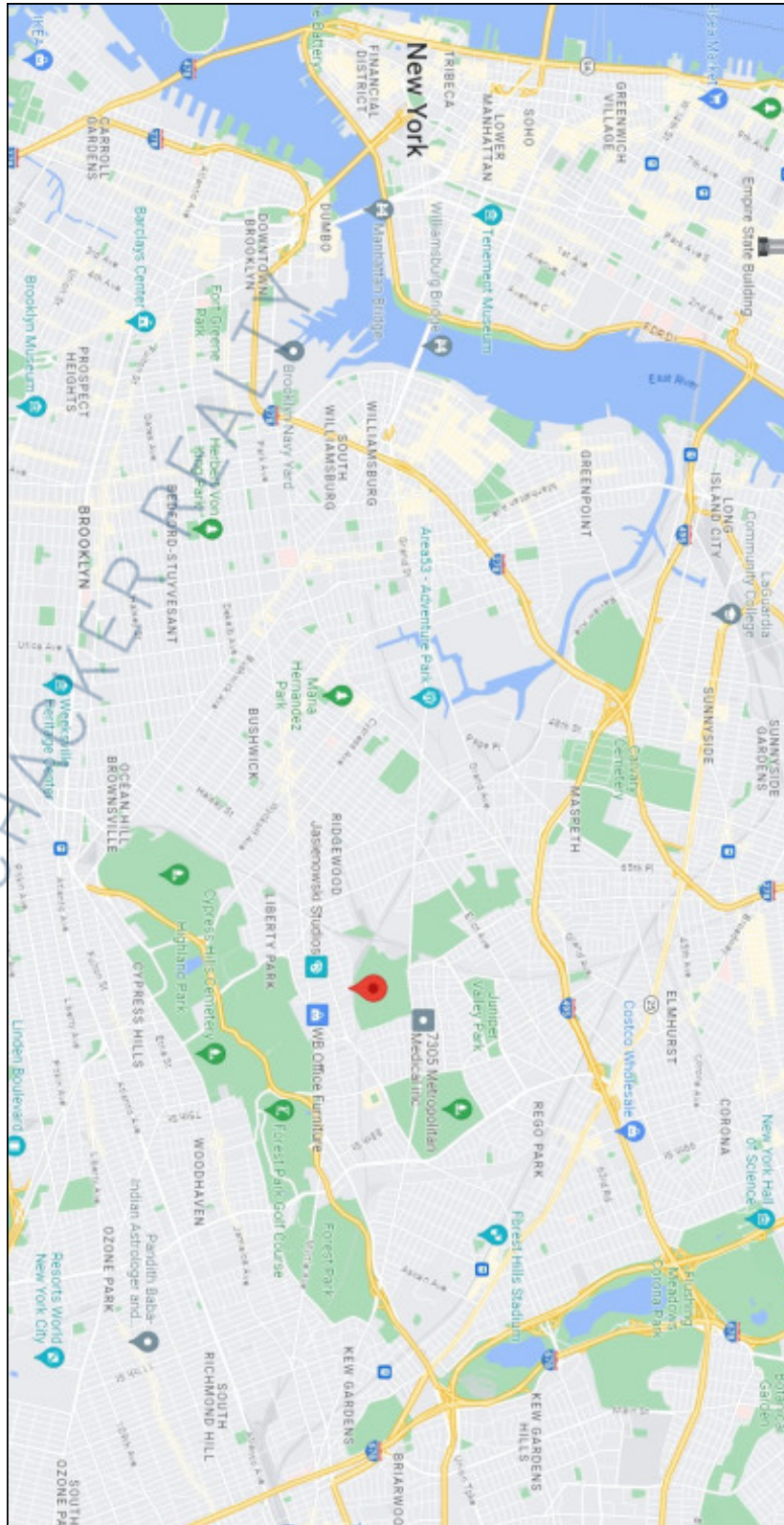
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