

**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.

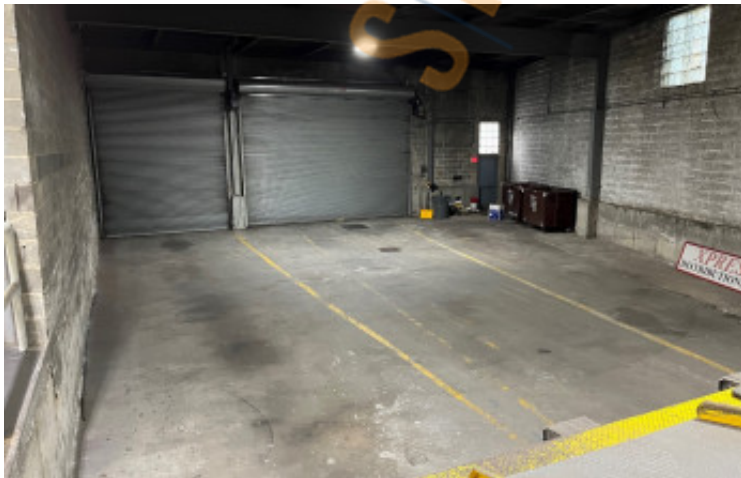
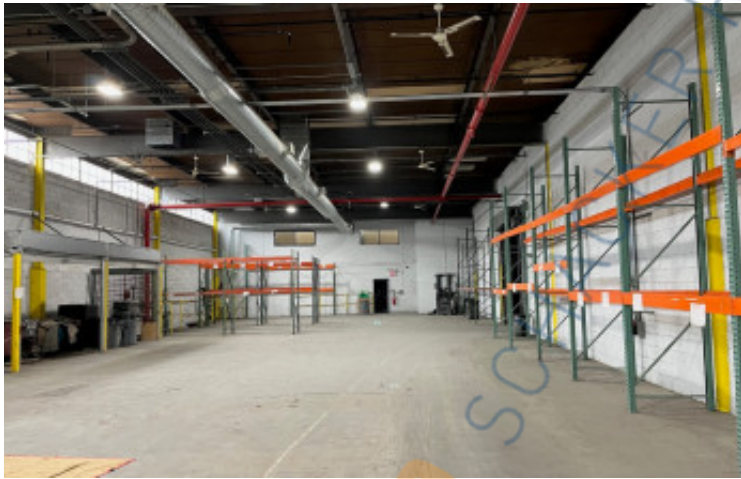
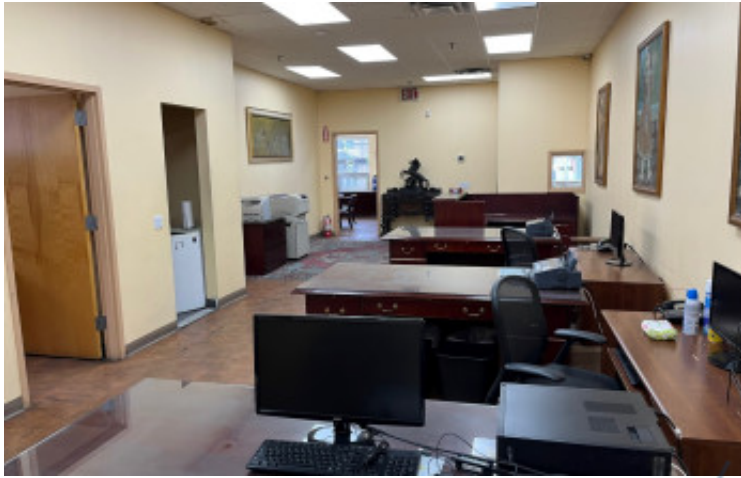
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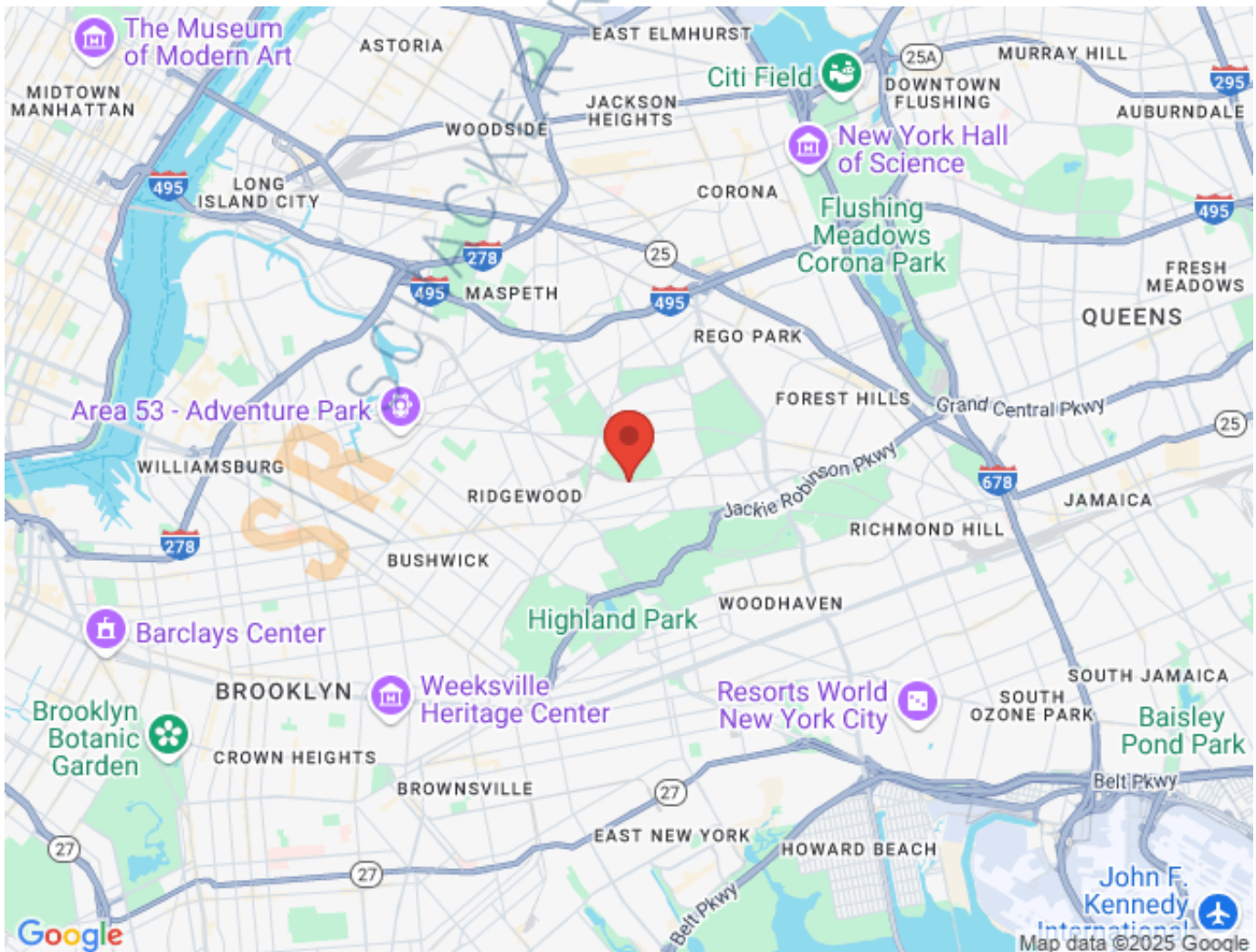
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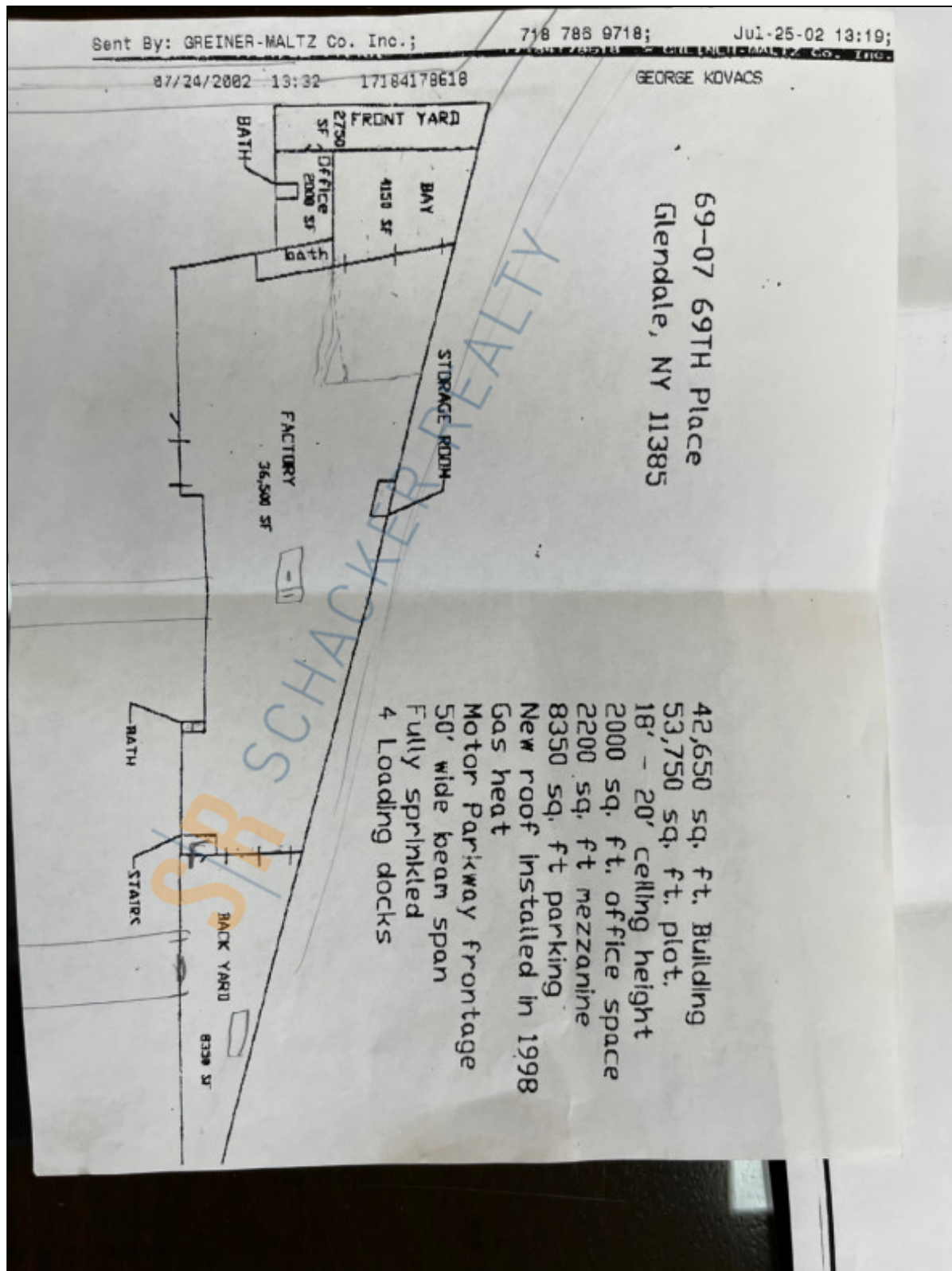


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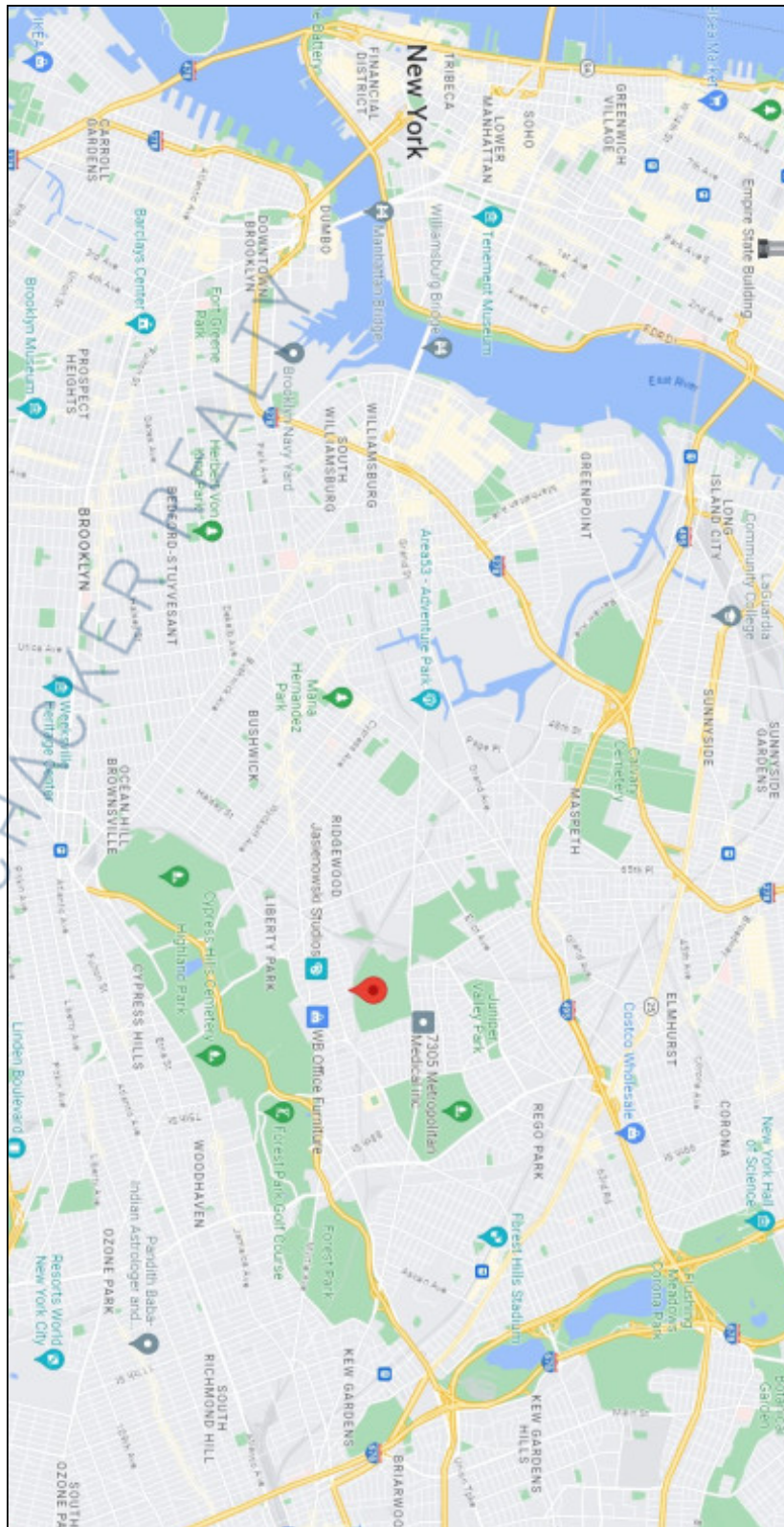
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