

OFFERING MEMORANDUM

191 Hanse Ave | Freeport, New York 11520

INDUSTRIAL PROPERTY FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



191 Hanse Ave | Freeport, New York 11520

Building Size:	40,000 SF	Lot Size:	1.18 Acres
Available SF:	40,000 SF- Delivered Vacant	Taxes:	\$93,946.76
Year Built:	1969	Zoning:	I-B

*** Please note this property is being offered without a co-broke fee, and all outside brokers are advised to seek compensation from their client.

Property Overview

Douglas Elliman Commercial is pleased to exclusively offer 191 Hanse Avenue, a rare opportunity to acquire a 40,000± SF industrial warehouse situated on 1.18 acres in the heart of Freeport's established industrial park. The property will be delivered completely vacant, making it ideal for an owner-user seeking immediate occupancy. The building features a versatile warehouse layout with office space, 13'-14' clear ceiling heights, 1,200-amp electrical service, gas heat, a full sprinkler system, two loading docks, and four drive-in overhead doors, allowing for efficient shipping, receiving, manufacturing, distribution, or storage operations. Located within close proximity to Sunrise Highway, the Meadowbrook Parkway, Southern State Parkway, and the Long Island Rail Road, the property offers outstanding regional accessibility throughout Nassau County, Queens, and the greater New York metropolitan area

Property Highlights

- Delivered 100% vacant at closing
- Benefit from low energy costs - Freeport Electric
- Convenient access to Sunrise Highway, Meadowbrook Parkway, Southern State Parkway, and other major transportation routes
- First time offered in 15+ Years

Exclusively represented by:

Nicholas Mauriello

Licensed Real Estate Salesperson
631.352.6475 Email: nicholas.mauriello@elliman.com

Christopher Mauriello

Licensed Real Estate Salesperson
631.664.5220 Email: christopher.mauriello@elliman.com

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

PROPERTY DETAILS

191 Hanse Ave | Freeport, New York 11520

Sale Price	Upon Request
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Location Information	
Street Address	191 Hanse Ave
City, State, Zip	Freeport, NY 11520
County	Nassau
Township	Village of Freeport

Building Information	
Building Size	+/- 40,000 SF
Loading	Two (2) Loading Docks & Four (4) Overhead Doors
Ceiling Heights	13' -14' Clear
Power	1,200 Amps
Heating	Gas
Sprinklered	Fully

Property Information	
Property Type	Industrial
Section, Block & Lot	62-230-93
Zoning	I-B
Lot Size	1.18 Acres
Nassau Taxes	\$68,353.40
Village Taxes	\$25,593.36
Total Taxes	\$93,946.76
Sanitary	County Sewers

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ADDITIONAL PHOTOS

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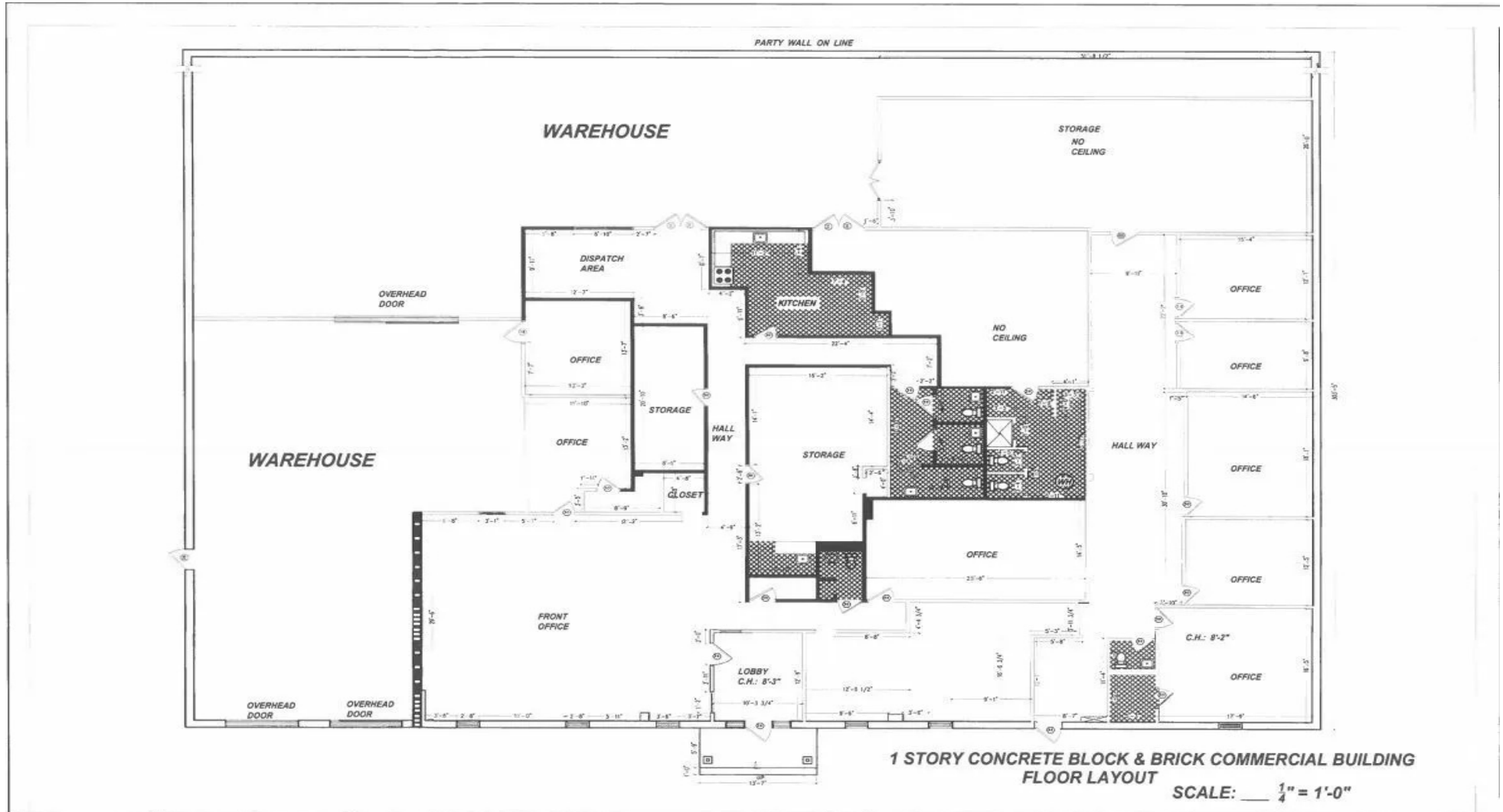
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FLOOR LAYOUT

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159

Hanse Ave

Hanse Ave

Hanse Ave

Buffalo Ave

Buffalo Ave



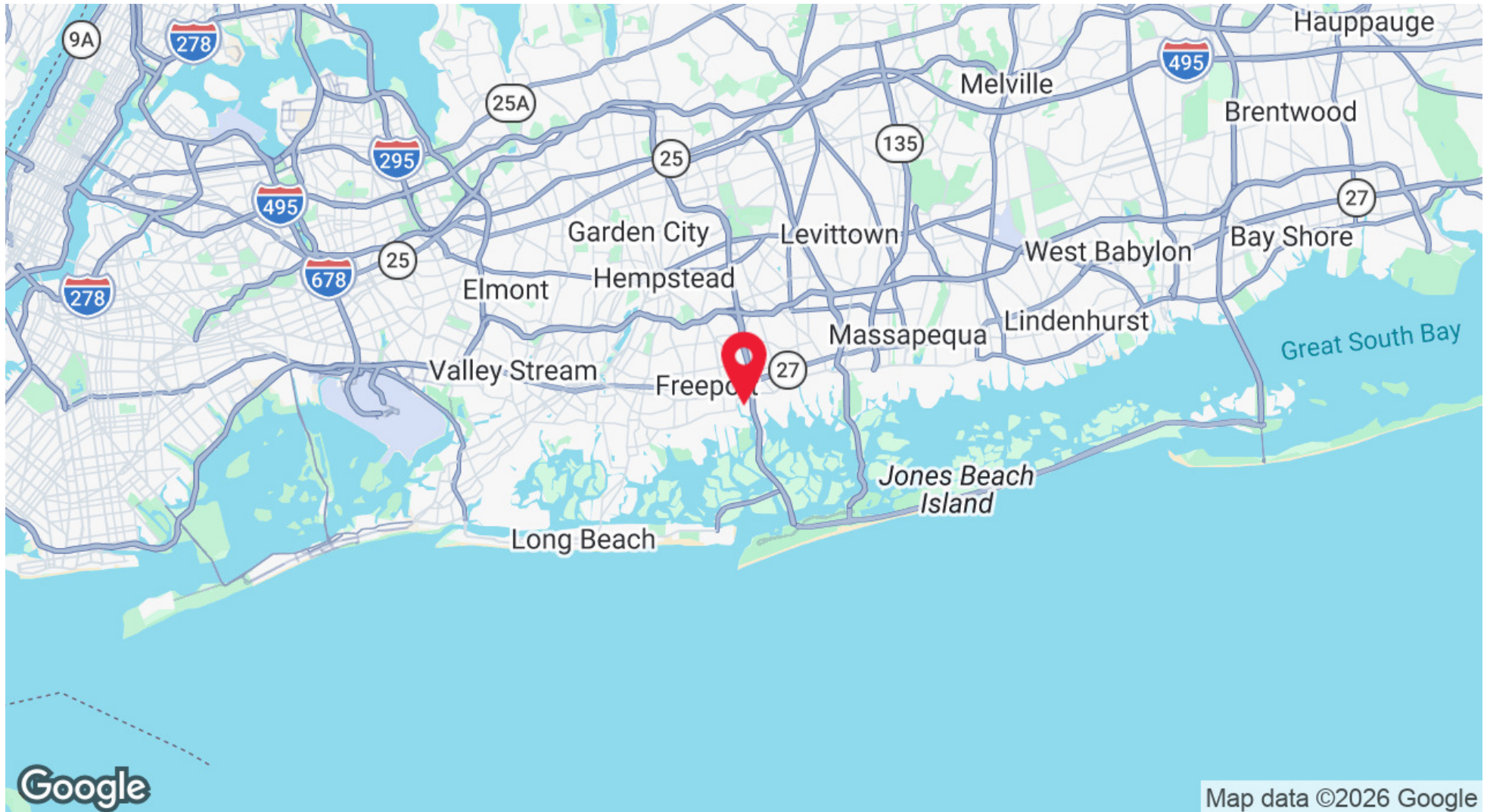
Commercial

Google



REGIONAL MAP

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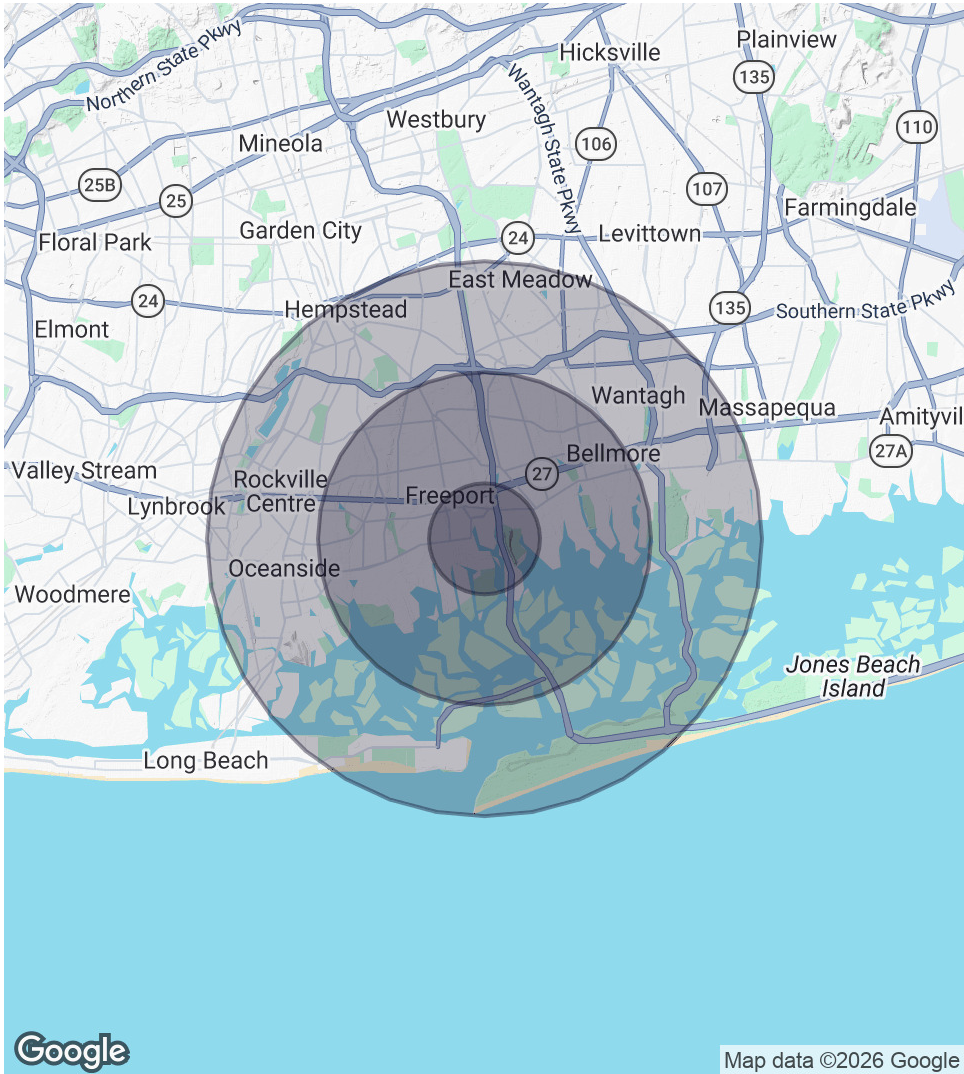
DEMOGRAPHICS MAP & REPORT

191 Hanse Ave | Freeport, New York 11520

Population	1 Mile	3 Miles	5 Miles
Total Population	13,937	148,264	373,289
Average Age	40.5	40.2	40.9
Average Age (Male)	38.8	39.3	39.5
Average Age (Female)	42.9	41.1	42.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,806	46,330	118,575
# of Persons per HH	2.9	3.2	3.1
Average HH Income	\$142,743	\$172,166	\$168,849
Average House Value	\$517,652	\$600,927	\$612,904

2023 American Community Survey (ACS)



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Email: michael.gronenthal@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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SCALE: 1" = 1'-0"



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.