

Freeport NY 11520

55 Saint Johns Pl

Prime Industrial Opportunity

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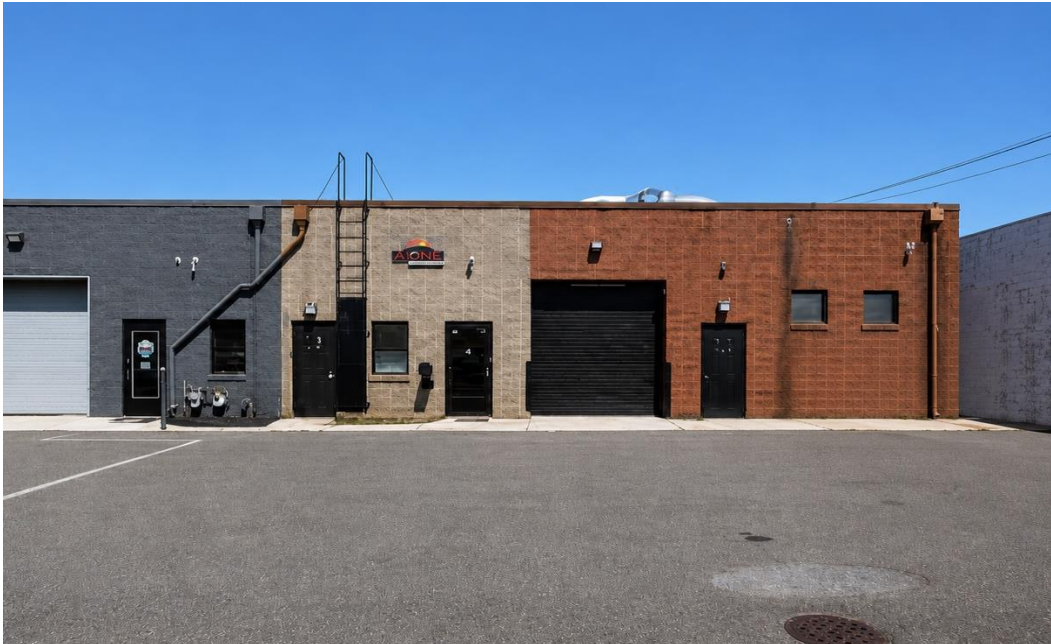
EXECUTIVE SUMMARY

Prime Industrial Opportunity



Tripoint Real Estate is pleased to exclusively represent the sale of **55 Saint Johns Place, Freeport**, a ±5,000 square foot industrial facility situated on approximately 0.19 acres in the Town of Hempstead. Strategically positioned along Sunrise Highway within one of Nassau County's established industrial corridors.

The surrounding area is home to a diverse mix of industrial, commercial, and service-related businesses, providing a strong operating environment for both owner-users and investors.

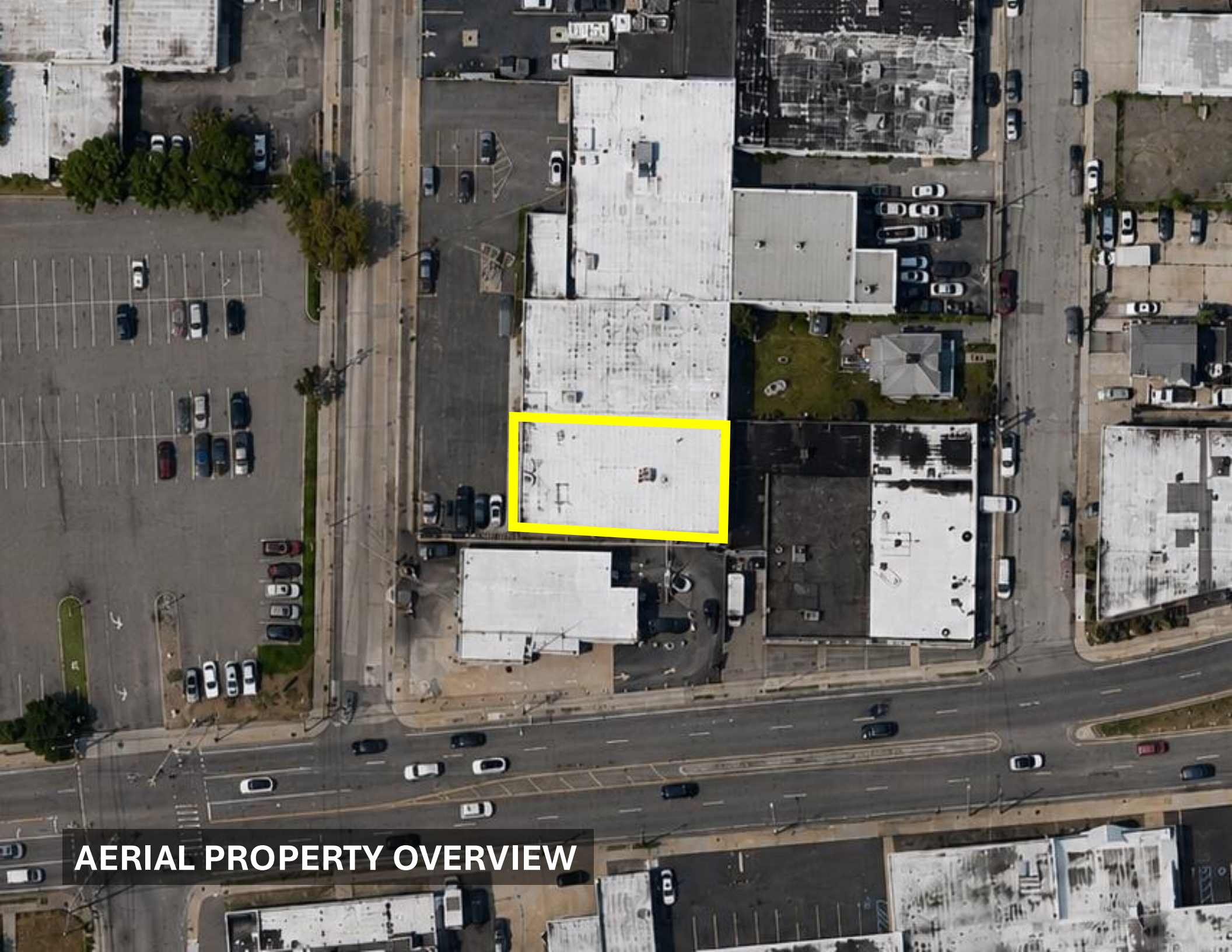


PROPERTY SUMMARY

55 Saint Johns Pl, Freeport

Total Building Size:	± 5,000 SF
Lot Size:	± 0.19 AC
Clear Height:	13'5
Drive Ins:	1
Zoning:	IN1
Taxes:	± \$11,800
Sale Price:	\$1,410,000

The property's industrial zoning and central Long Island location support numerous operational uses while benefiting from a strong local workforce and proximity to densely populated residential communities.



AERIAL PROPERTY OVERVIEW



WAREHOUSE INTERIOR



WAREHOUSE STORAGE AREA



WAREHOUSE DISTRIBUTION AREA



WAREHOUSE RACKING & STORAGE AREA



WAREHOUSE STORAGE AREA



WAREHOUSE STORAGE AREA



PROFFESIONAL OFFICE AREA

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