



3881 Danbury Rd. Brewster, NY

FOR SALE

**25,500 SF INDUSTRIAL
FLEX WAREHOUSE BUILDING
ON 3.34 ACRES OF LAND!**

**Owner User
Opportunity!**



Exclusively Marketed By:

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New York Commercial
Realty Group, LLC
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FOR SALE

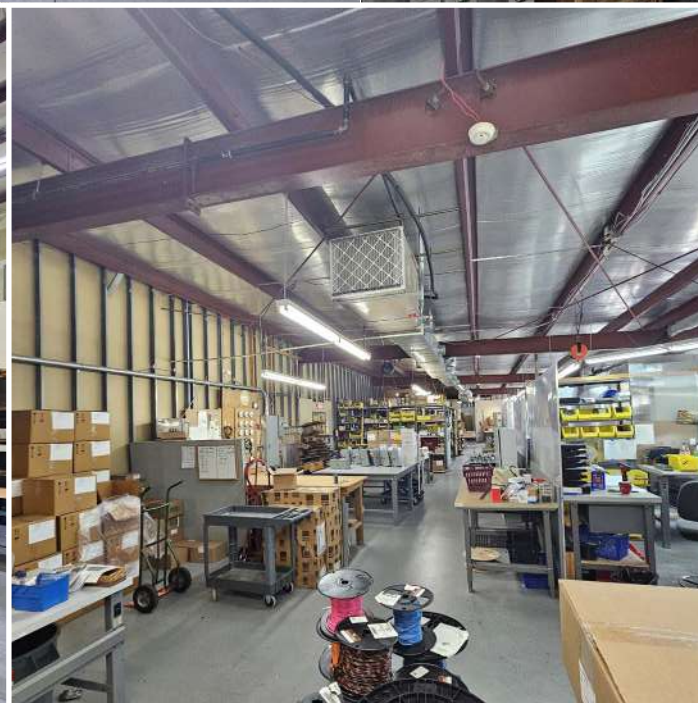
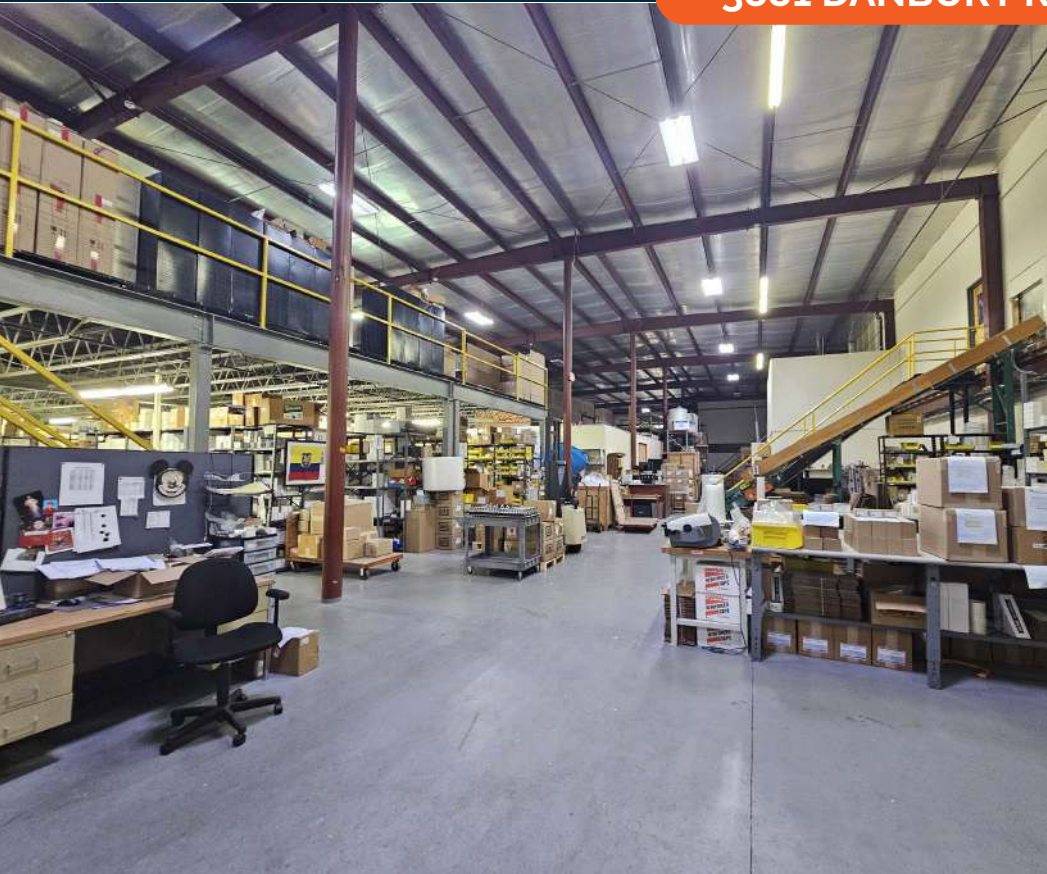
25,500 SF INDUSTRIAL FLEX WAREHOUSE BUILDING

PROPERTY OVERVIEW

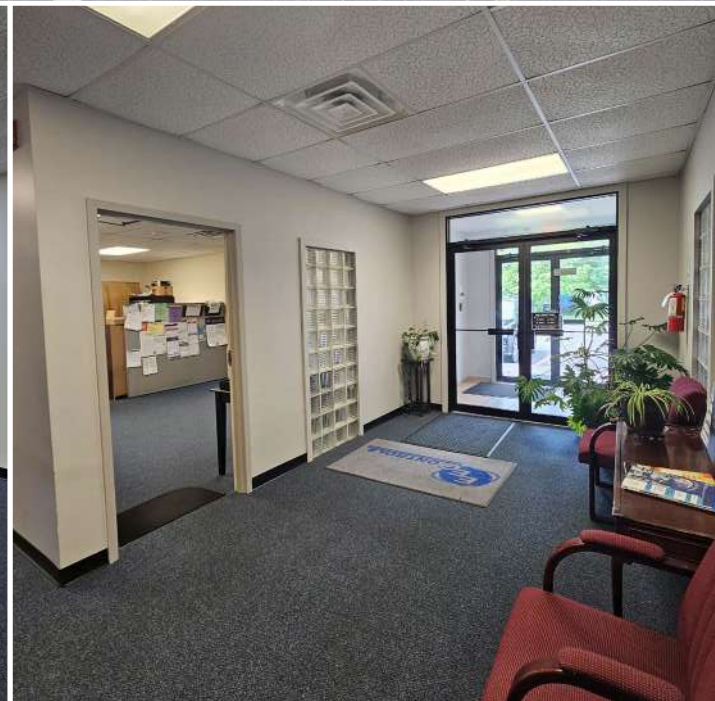
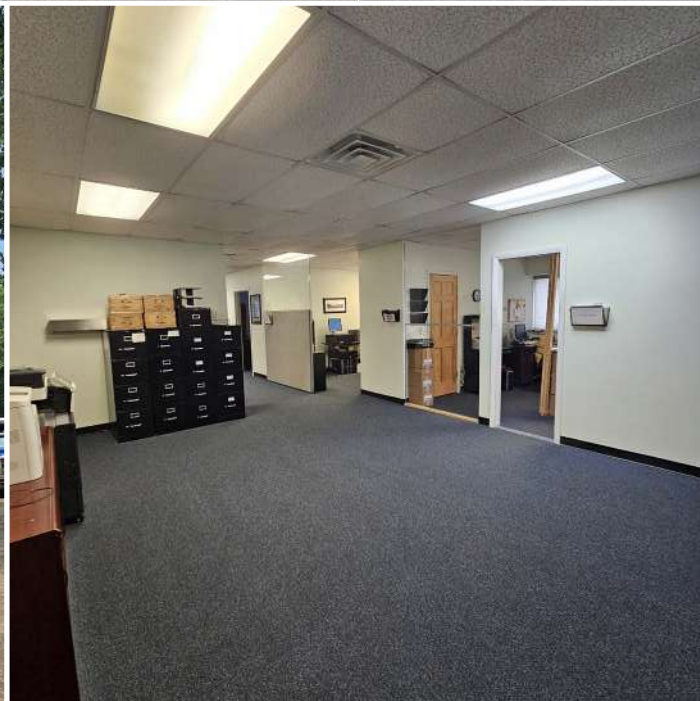
Total Building Square Footage:	+/- 25,500 SF (Warehouse & Storage Space: +/- 19,920 SF Office Space: +/- 5,580 SF)
Ceiling Heights:	22' - 24'
Office Space:	5,100 SF (first floor)
Loading Dock Platform:	Yes
Overhead Doors:	3
Heat:	Gas
Water & Sewer:	Well Water, septic field & tank
Electrical:	800 AMPS 480V
Constructed:	2003
Onsite Parking:	Yes
Location:	Rt.84 frontage, ON Rt.6, minutes from Rt.684 entrance ramp. I-84 & I-684 within +/- 2-3 miles
Lot Size:	3.34 Acres
Owner User Opportunity:	Yes
Yearly Property & School Taxes:	+/- \$65,000
Yearly Building Insurance:	+/- \$6,700



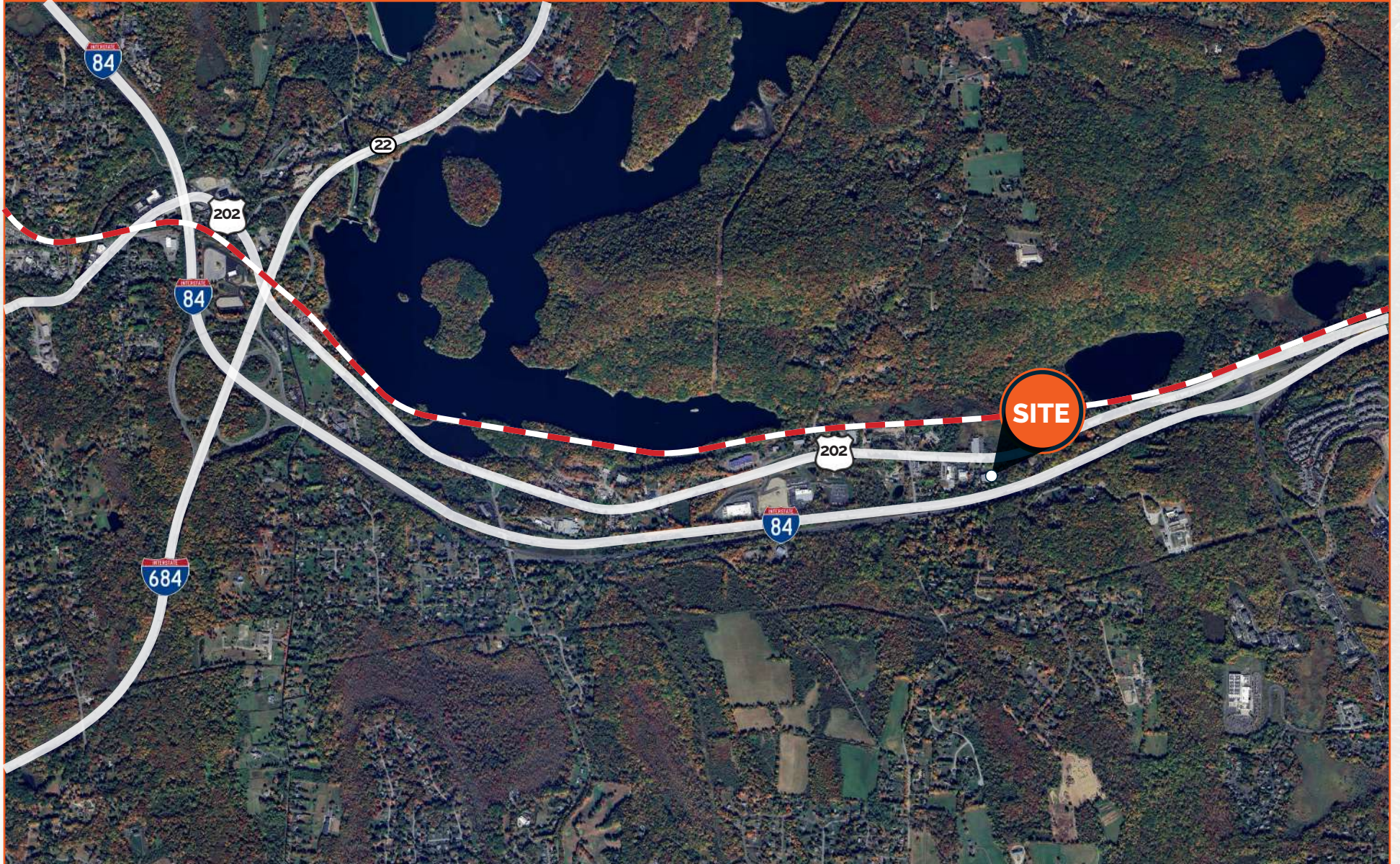
ASKING SALE PRICE:
\$3,300,000



3881 DANBURY RD. BREWSTER, NY



AERIAL





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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from New York Commercial Realty Group, LLC and it should not be made available to any other person or entity without the written consent of New York Commercial Realty Group, LLC

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to New York Commercial Realty Group, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or tenants and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. New York Commercial Realty Group, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any prospective purchasers or tenant's plans or intentions to continue its occupancy of the subject property.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT NEW YORK COMMERCIAL REALTY GROUP, LLC FOR MORE DETAILS.

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