



FREE STANDING INDUSTRIAL BUILDING FOR SALE

**20 GRAND BOULEVARD
BRENTWOOD, NEW YORK**



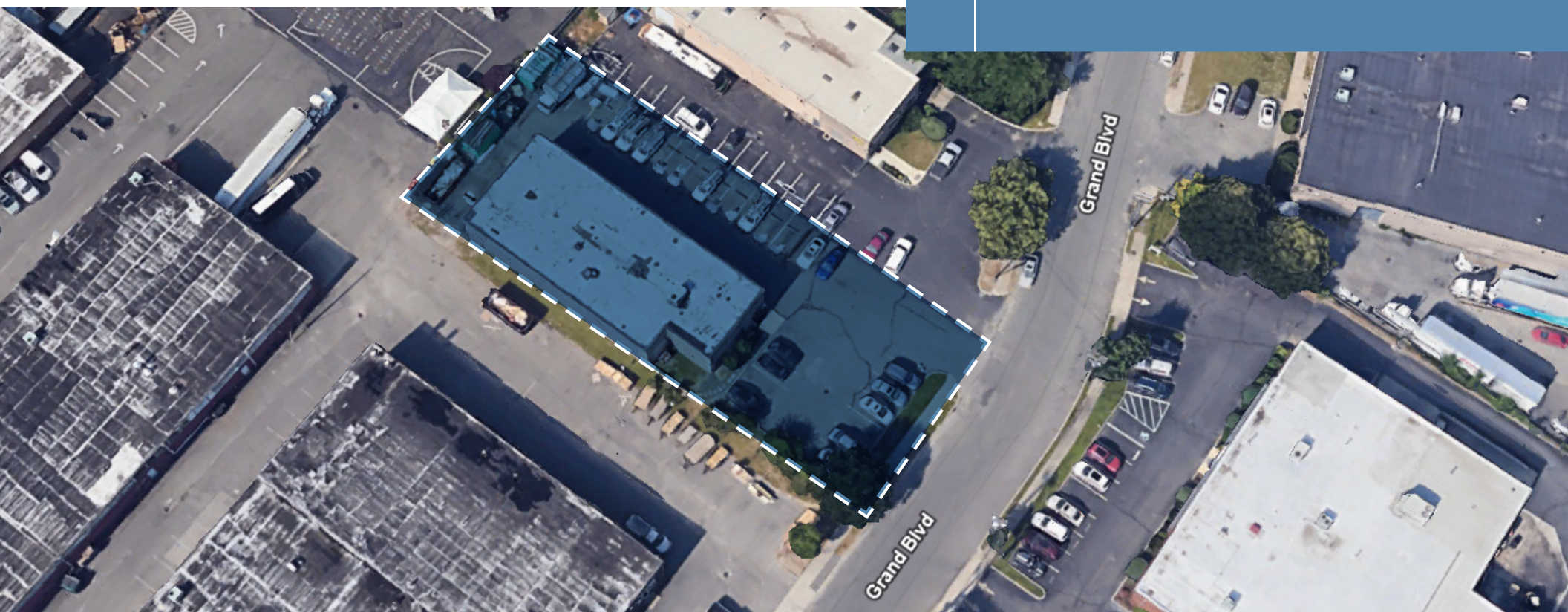
20 GRAND BOULEVARD FREE STANDING INDUSTRIAL BUILDING FOR SALE

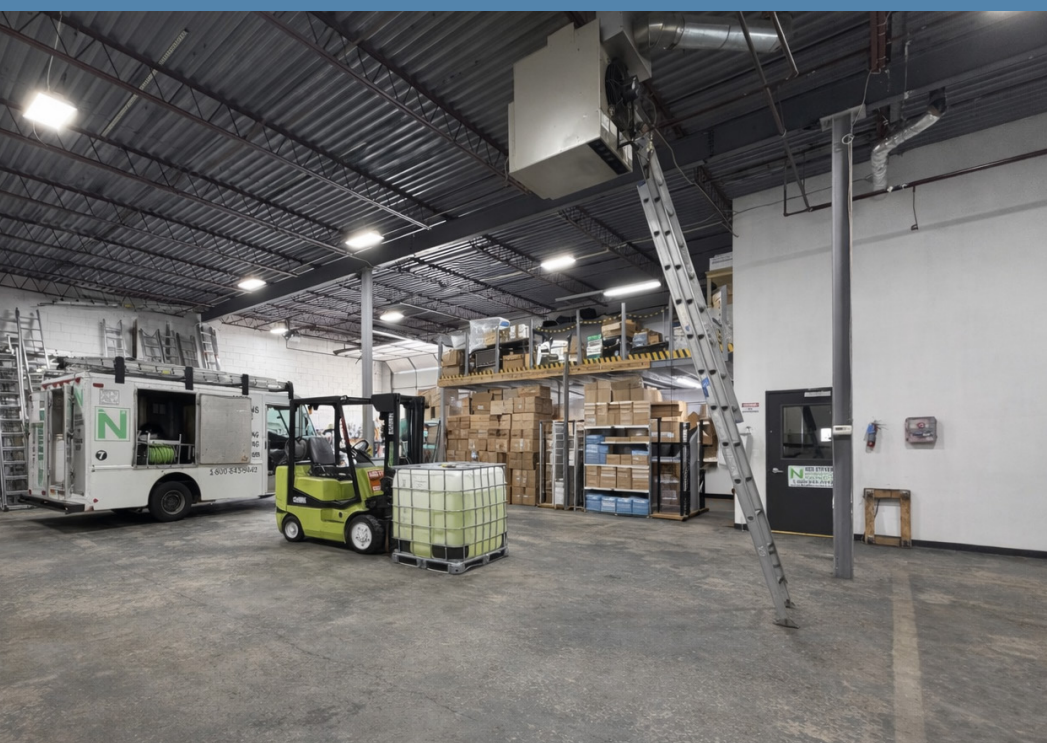
- 5,714 SF Building
- 0.53 Acres
- +/- 50% Office (*office area can be reduced to create additional warehouse space*)
- 16' Clear Ceiling Height
- 1 Oversized Drive In (14'X12')
- 200 Amps 3 Phase
- Gas Heat
- +/- 25 Striped Parking Stalls

PROPERTY FEATURES

- +/- 300 SF mezzanine (not included in building square footage)
- Dual access points to secured/fenced yard for efficient circulation
- Four separate restrooms
- Full-building security camera system
- Fully networked office with labeled Cat 6 wiring throughout (plug-and-play for new users)
- Locker room for warehouse employees
- Large kitchen / break area
- Property Taxes: \$20,290.04 per year

ASKING PRICE: PRESENT OFFERS







LOCATION	TIME
Veterans Memorial Highway (Rt 454)	+/- 3—5 Mins
Long Island Expressway (I495)	+/- 6—8 Mins
Northern State Parkway	+/- 8—10 Mins
Southern State Parkway	+/- 10—12 Mins
Sunrise Highway (Rt 27)	+/- 10—12 Mins



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