TRIPOINT
REAL ESTATE

Freeport NY 11520

10-12 NIAGARA AVE

Prime Industrial Opportunity

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EXECUTIVE SUMMARY

Prime Industrial Opportunity

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Tripoint Real Estate is pleased to present **10-12 Niagara Avenue**, Freeport, a well-positioned industrial warehouse property located in the heart of Freeport's established industrial district. The property offers a functional combination of warehouse designed to accommodate a variety of industrial users.

PROPERTY SUMMARY

10-12 Niagara Ave, Freeport	
Rentable SF:	± 14,345 SF
Yard:	± 2,000 SF
Clear Height:	16'
Drive Ins:	4
Zoning:	Industrial / Commercial
Lease Price:	**$22/SF**

Strategically located in **Freeport, Nassau County**, the property provides convenient access to the **Meadowbrook State Parkway and Sunrise Highway**, allowing for efficient connectivity throughout Long Island and into the greater New York metropolitan area.

AERIAL PROPERTY OVERVIEW

CONTACT EXCLUSIVE AGENTS

Christopher Cardenas
FOUNDING PARTNER

O. 516.979.4299
C. 631.678.5929

chris@tripointre.com

Jonathan Cardenas
FOUNDING PARTNER

O. 516.979.4299
C. 631.559.8407

jon@tripointre.com

Jordan Cardenas
FOUNDING PARTNER

O. 516.979.4299
C. 631.219.9277

jordan@tripointre.com