

FOR SALE

BRAND NEW 2026 CONSTRUCTION

PREMIER INDUSTRIAL / WAREHOUSE PROPERTY

669 W. HOFFMAN AVE

LINDENHURST, NY 11757



MODERN | CLEAN | TURNKEY

ASKING PRICE

\$1,395,000

PROPERTY HIGHLIGHTS

-  2,550 SF BRAND NEW CONSTRUCTION
-  20' CLEAR CEILING HEIGHT
-  TWO OVERSIZED DRIVE-IN ROLL-UP DOORS
-  SEPARATE FRONT & SIDE ENTRANCES
-  9 ON-SITE PARKING SPACES
-  BRAND-NEW LED LIGHTING THROUGHOUT
-  ALL NEW HVAC, PLUMBING & ELECTRICAL (2026)
-  REINFORCED CONCRETE CONSTRUCTION
-  INDUSTRIAL / WAREHOUSE USE
-  AVAILABLE IMMEDIATELY

INVESTMENT / OWNER-USER OPPORTUNITY

This brand-new 2026 construction industrial building offers the perfect combination of functionality, quality, and location. Ideal for an owner-user seeking a turn-key facility or an investor looking for a low-maintenance asset in one of Long Island's most desirable industrial markets.

- ✓ Directly across from the LIRR – unmatched convenience for employees & operations
- ✓ Modern construction with premium finishes – minimal maintenance
- ✓ Excellent loading, ceiling height, and power for a wide range of users
- ✓ Strong rental demand in the area – excellent investment potential
- ✓ Rare opportunity to own versus lease in today's market

MARKET RENT & INVESTMENT SNAPSHOT

 ESTIMATED MARKET RENT
~\$7,000 / MONTH
ANNUAL RENTAL INCOME
~\$84,000 / YEAR (GROSS)

 APPROXIMATE CAP RATE
~6.0%
BASED ON MARKET RENT
AND ASKING PRICE

*Buyer to verify all information. Income and cap rate for estimation purposes only.



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IDEAL FOR:

WAREHOUSE / DISTRIBUTION
SHOWROOM / CONTRACTOR
LIGHT MANUFACTURING
& MORE



VIEW ON LOOPNET



TRANSIT-ORIENTED LOCATION



QUALITY CONSTRUCTION



STRONG INVESTMENT