

OFFERING MEMORANDUM

70 Bennington Ave | Freeport, New York 11520

BUILDING AVAILABLE



Commercial



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EXECUTIVE SUMMARY

70 Bennington Ave | Freeport, New York 11520

Building Size:	6,000 SF	Lot Size:	0.14 Acres
Available SF:	6,000 SF	Zoning:	Industrial
Year Built:	1948	Sale Price:	\$1,699,000
Property Taxes:	\$16,516.52	Lease Rate:	\$21.00 Per Sq. Ft Gross

Property Overview

Rare opportunity to purchase or lease a freestanding industrial building in the heart of Freeport's industrial district. The property is ideally suited for automotive users, including auto repair, auto body, fleet maintenance, detailing, and related automotive businesses. The building offers approximately 6,000 square feet of industrial space with one overhead door, 12' clear ceilings, 400-amp electrical service, gas heat, and a fully sprinklered interior. Strategically located just north of Sunrise Highway, the property provides exceptional access to Nassau County, Queens, Brooklyn, and the greater New York City market. This property is within walking distance of the Freeport LIRR Station, offering convenient transportation for employees and customers while allowing businesses to efficiently service Long Island and NYC from a central location.

Property Highlights

- ±6,000 SF freestanding industrial building - Many Permitted Uses
- Auto repair and auto body permitted
- Walking distance to the Freeport LIRR Station
- Low Freeport Electric

Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
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PROPERTY DETAILS

70 Bennington Ave | Freeport, New York 11520

Sale Price **\$1,699,000**

Lease Rate **\$21.00 Per Sq. Ft Gross**

Location Information

Street Address	70 Bennington Ave
City, State, Zip	Freeport, NY 11520
County	Nassau
Township	Village of Freeport

Building Information

Building Size	6,000 SF
Year Built	1948
Ceiling Height	12' Clear
Loading	One (1) Overhead Door
Heating	Gas
Power	400 Amps
Sprinklers	Fully

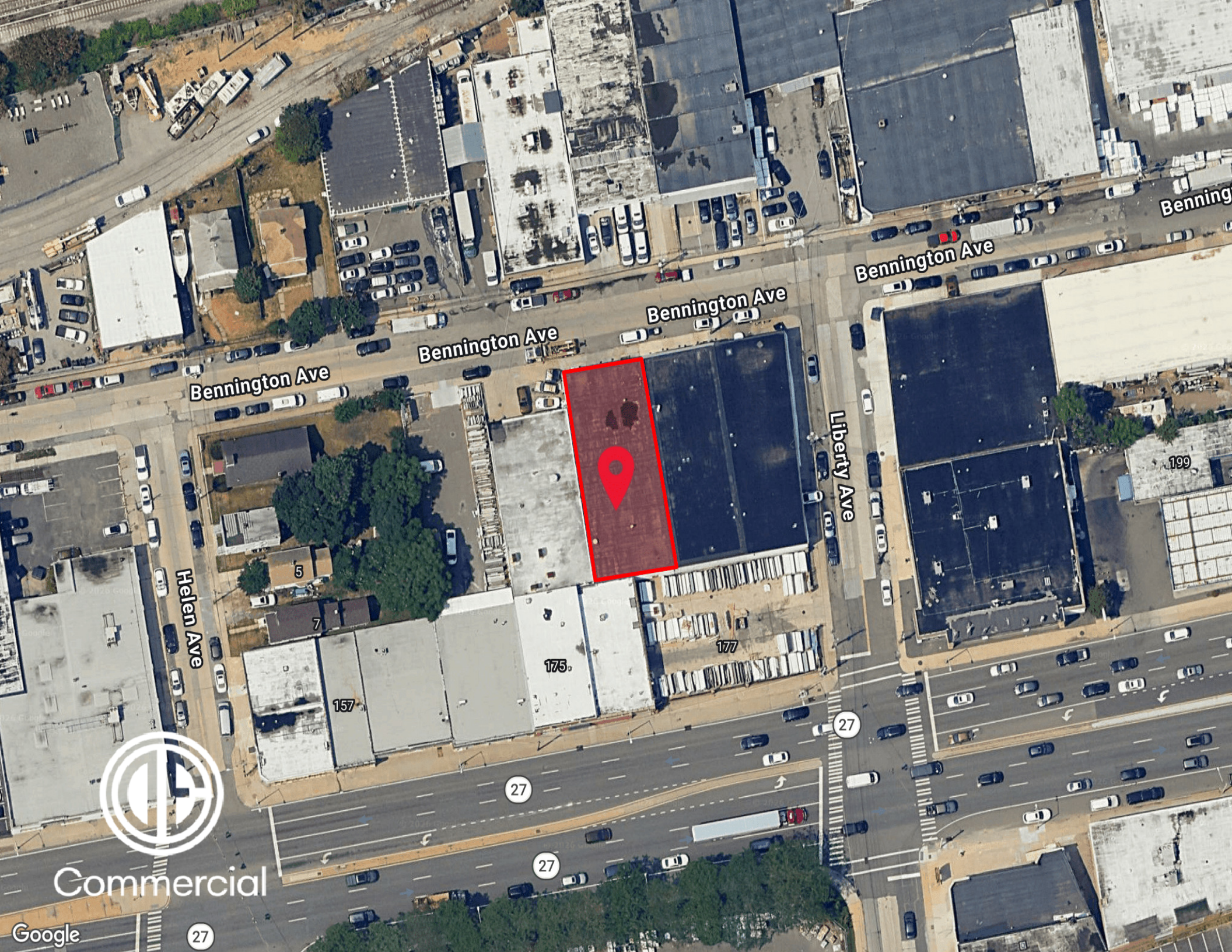
Property Information

Property Type	Industrial
Property Subtype	Auto
Zoning	Industrial
Lot Size	0.14 Acres
Nassau County Taxes	\$11,906.03
Village Taxes	4,610.49
Total Property Taxes	\$16,516.52

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Bennington Ave

Bennington Ave

Bennington Ave

Bennington Ave

Bennington Ave

Helen Ave

Liberty Ave

5

7

157

175

177

199

27

27

27

27

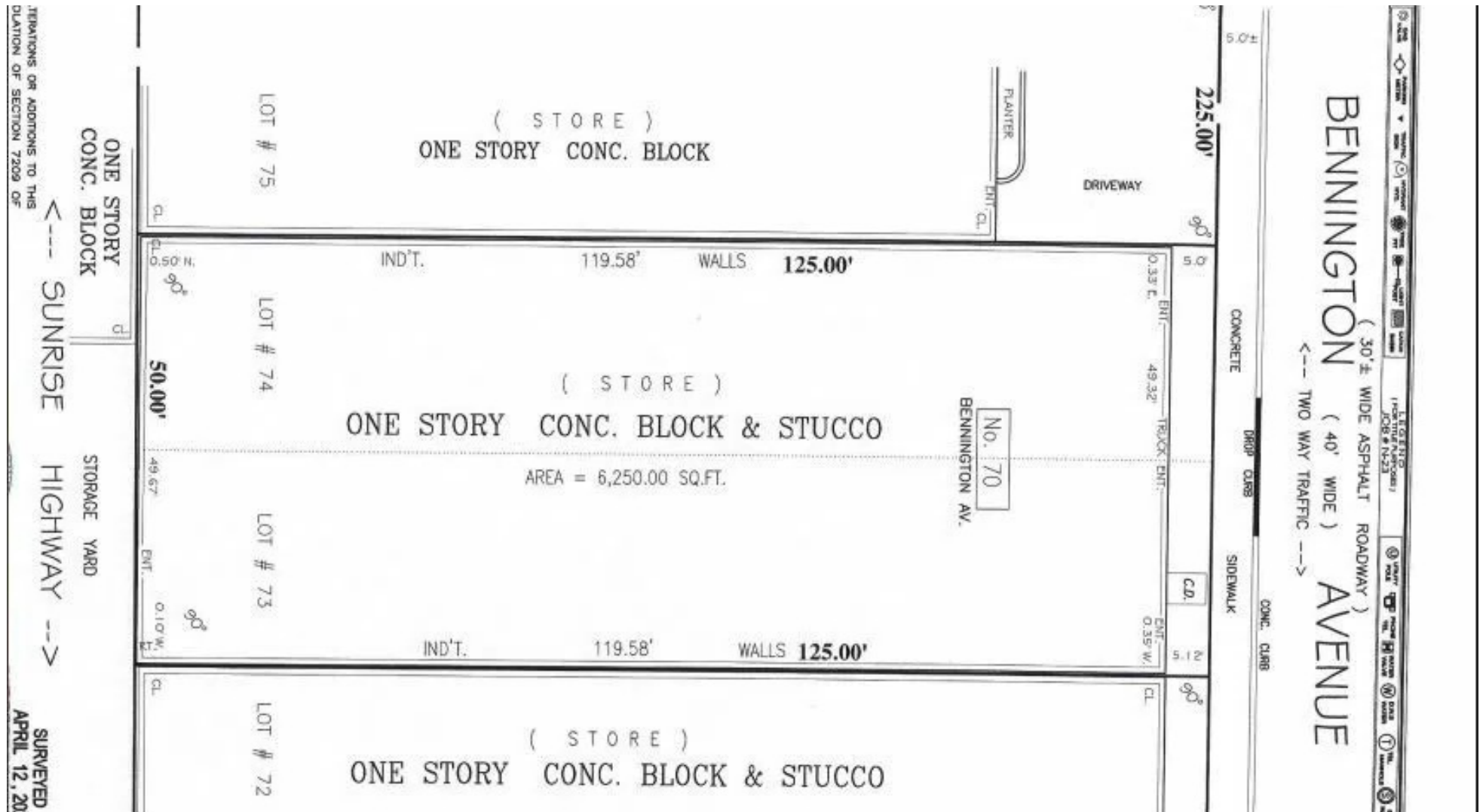
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Google



PROPERTY SURVEY

70 Bennington Ave | Freeport, New York 11520



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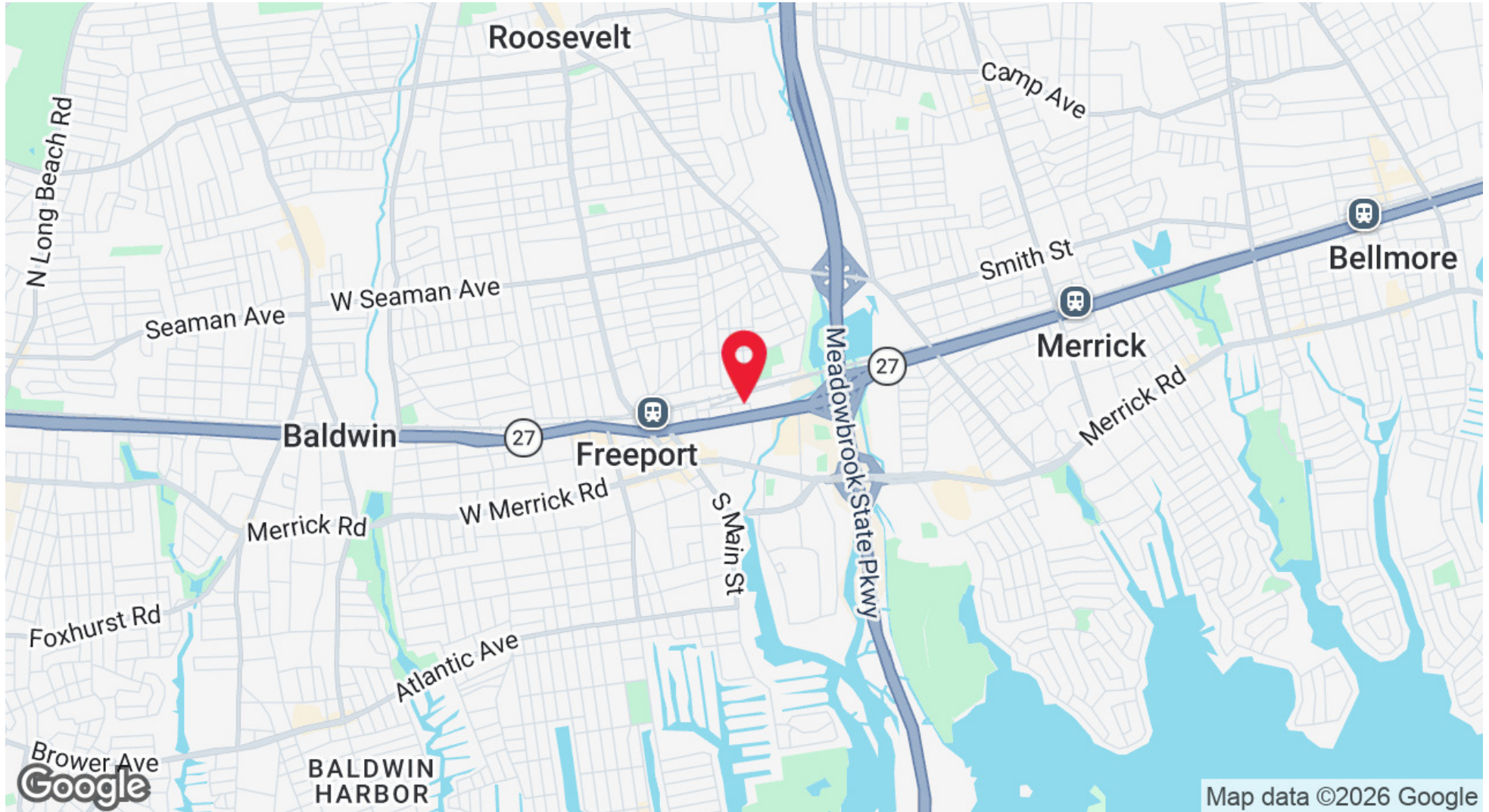
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LOCATION MAP

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REGIONAL MAP

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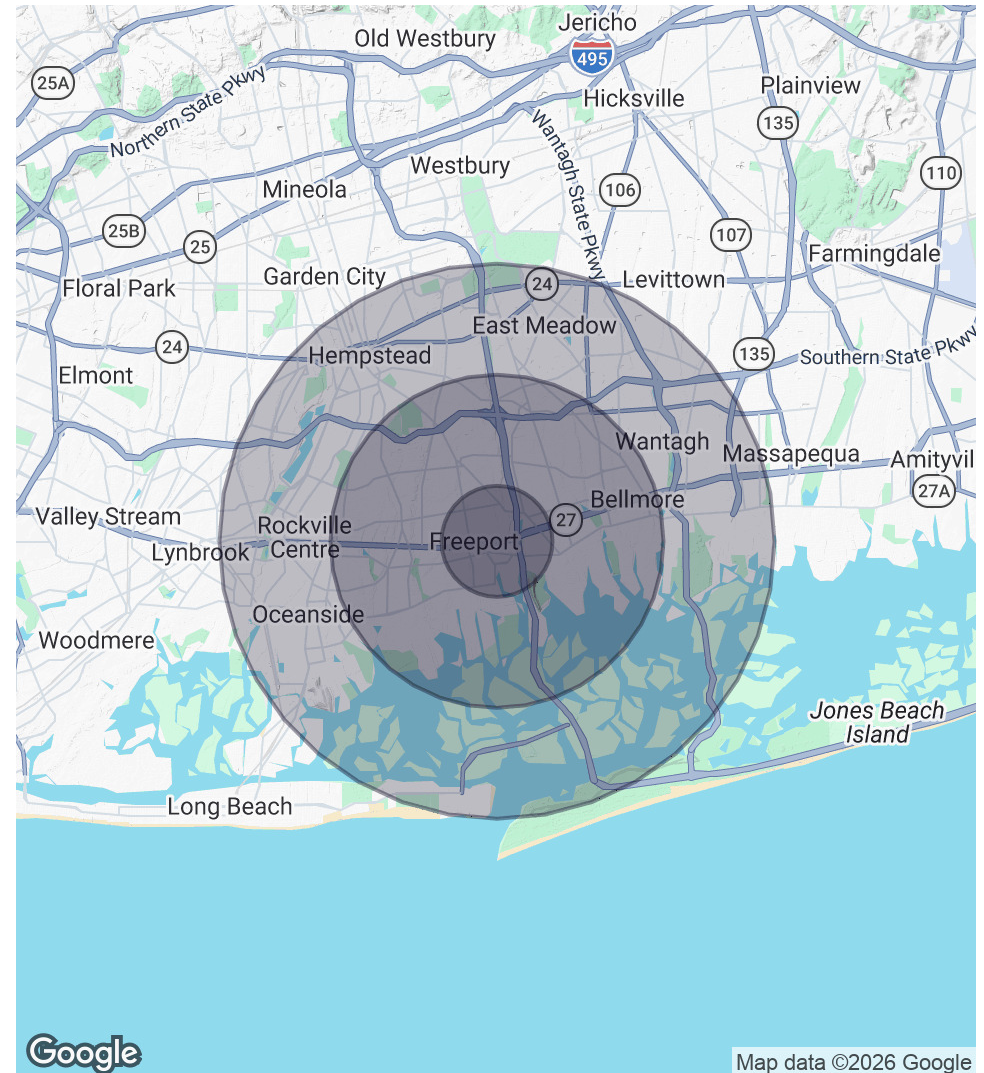
DEMOGRAPHICS MAP & REPORT

70 Bennington Ave | Freeport, New York 11520

Population	1 Mile	3 Miles	5 Miles
Total Population	25,283	177,414	421,947
Average Age	38.4	41.1	41.0
Average Age (Male)	37.0	39.7	39.1
Average Age (Female)	39.3	41.9	42.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,677	59,055	142,220
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$88,696	\$136,022	\$132,075
Average House Value	\$295,549	\$453,670	\$451,549

2020 American Community Survey (ACS)



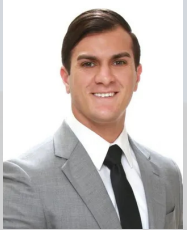
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We Are Commercial Real Estate

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