

# 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

<b>Building Size:</b>	6,000 SF	<b>Lot Size:</b>	0.14 Acres
<b>Available SF:</b>	6,000 SF	<b>Zoning:</b>	Industrial
<b>Year Built:</b>	1948	<b>Sale Price:</b>	\$1,699,000
<b>Property Taxes:</b>	\$16,516.52	<b>Lease Rate:</b>	\$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 south 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  
516.439.6789 Email: michael.gronenthal@elliman.com

# 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

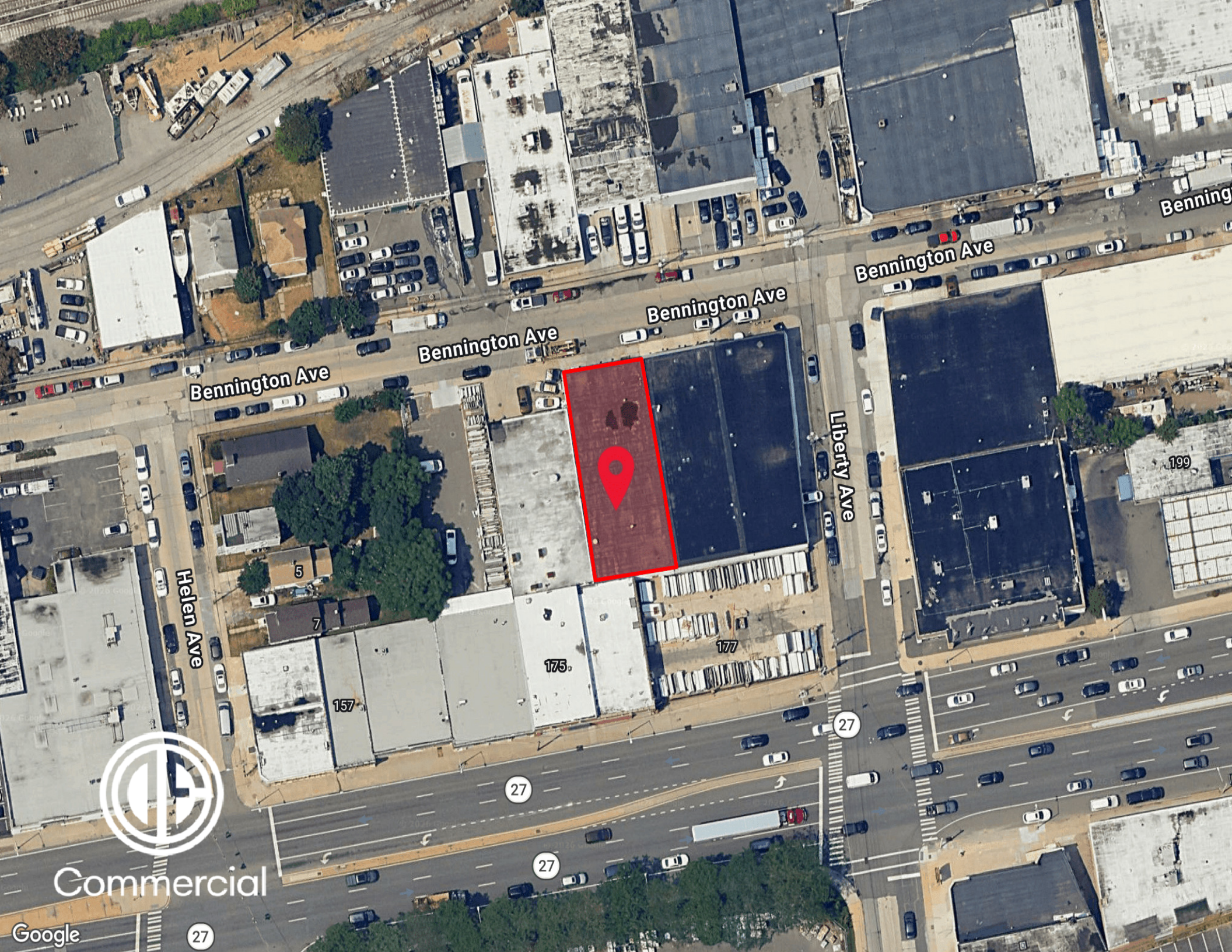
## Property Information

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

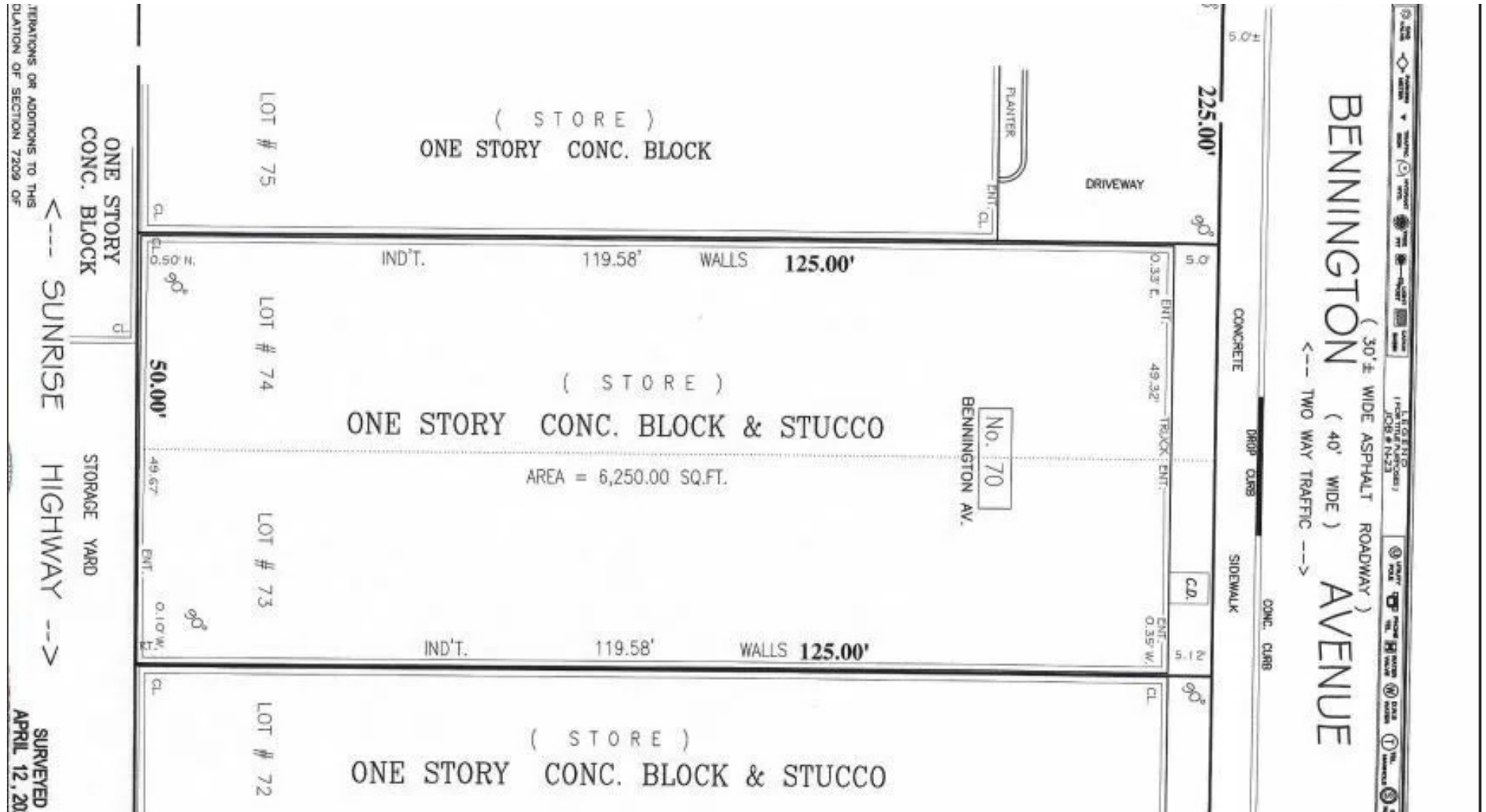
Commercial

Google



# PROPERTY SURVEY

70 Bennington Ave | Freeport, New York 11520



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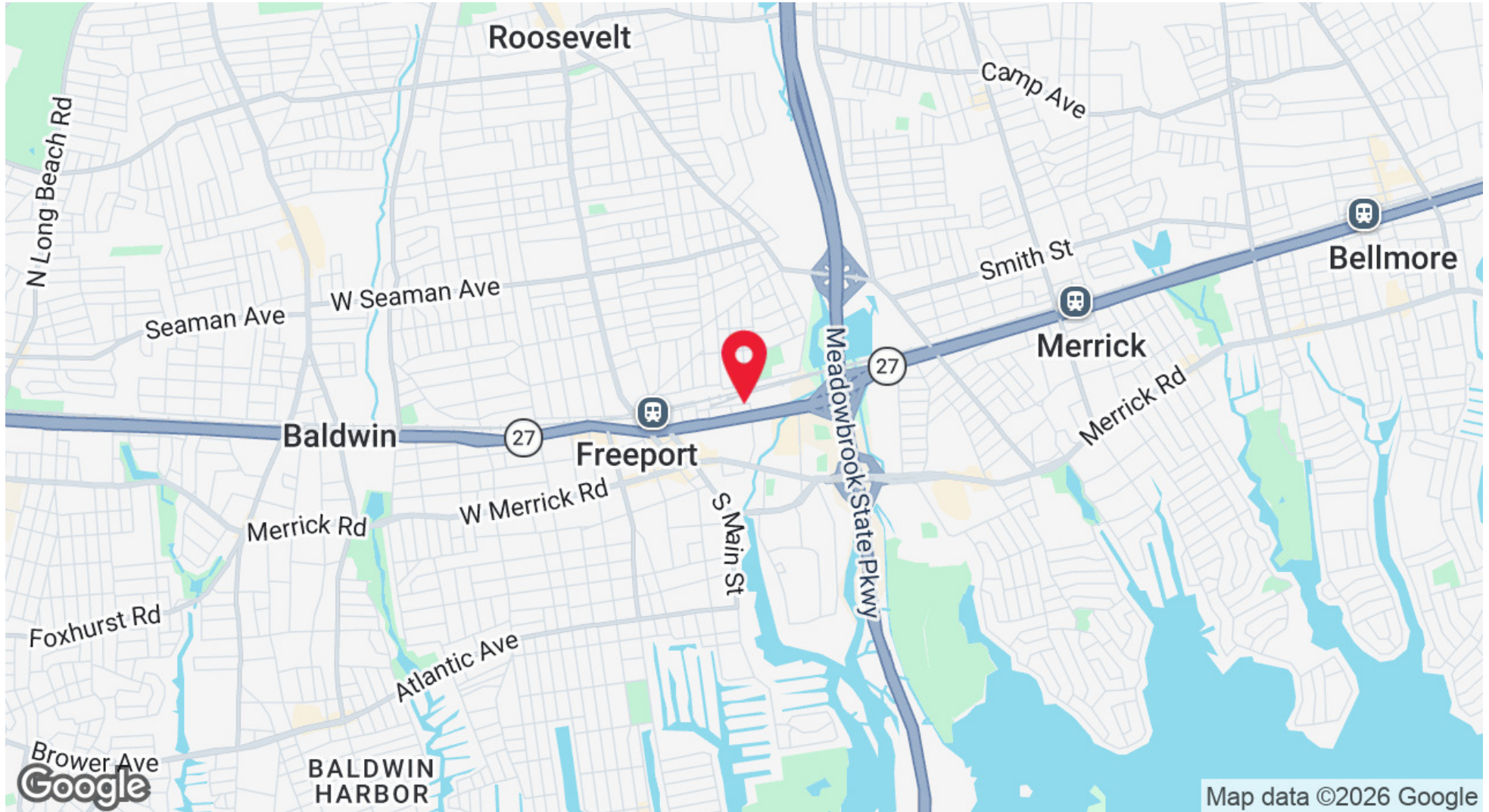
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# LOCATION MAP

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# REGIONAL MAP

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# DEMOGRAPHICS MAP & REPORT

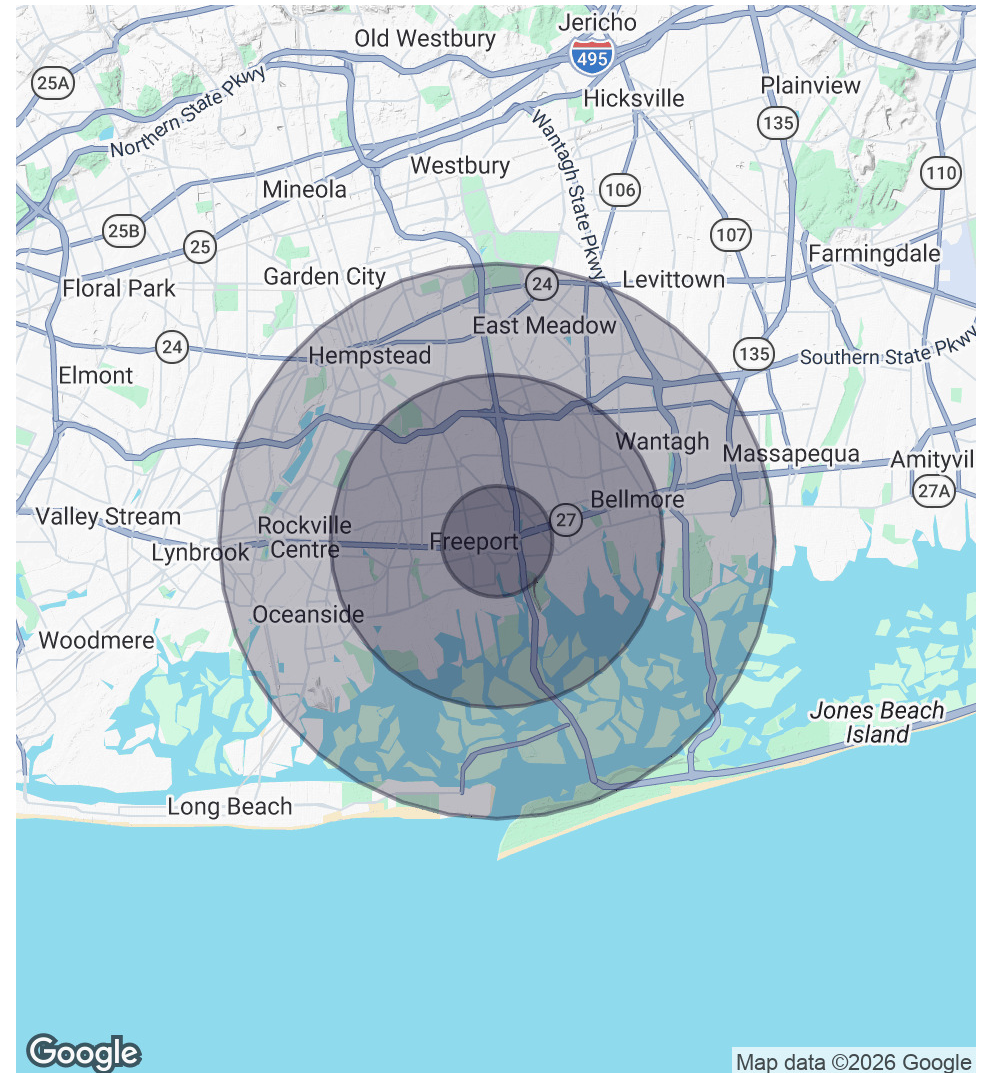
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	25,283	177,414	421,947
<b>Average Age</b>	38.4	41.1	41.0
<b>Average Age (Male)</b>	37.0	39.7	39.1
<b>Average Age (Female)</b>	39.3	41.9	42.1

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

2020 American Community Survey (ACS)



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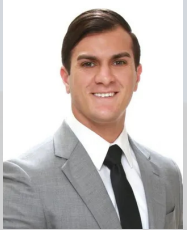
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## Commercial

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