

Lindenhurst NY 11757

967 WELLWOOD AVE

Highly Functional Lindenhurst Industrial Facility

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EXECUTIVE SUMMARY

Highly Functional Lindenhurst Industrial Facility



Tripoint Real Estate is pleased to exclusively represent the offering at **967 Wellwood Avenue, Lindenhurst**. This industrial building offers an exceptional opportunity for warehouse, distribution, service, or contractor users seeking a highly functional facility in one of the most established industrial corridors.

Unit 1 and Unit 2 are available for lease individually or together, providing flexibility to accommodate a range of space requirements. Rental rates vary by unit. Please inquire for additional details and availability.



PROPERTY SUMMARY

967 Wellwood Ave, Lindenhurst

Available Unit 1:	± 6,250 SF
Available Unit 2:	± 2,300 SF
Clear Height:	± 16'5
Drive-In Doors:	2
Power:	200 amps
Heat:	Gas
Zoning:	E Business
Unit 1 Lease Price:	\$17/SF
Unit 2 Lease Price:	\$22/SF



AERIAL PROPERTY OVERVIEW



WAREHOUSE STORAGE AREA



WAREHOUSE EXTERIOR



WAREHOUSE / MAINTENANCE AREA



WAREHOUSE / EQUIPMENT AREA



WAREHOUSE / TRUCK SERVICE AREA



WAREHOUSE / FLEET STORAGE AREA

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