

For Sale or Lease ~ Industrial Building
1855 Imperial Ave
New Hyde Park, NY 11040

METRO
REALTY SERVICES LLC



Building Size: 4,640 Square Feet
Lot Size: .09 acres
Offices: 1,440 Square Feet
Warehouse: 3,200 Square Feet
Ceiling Height: 1,440 Square Feet 12'
1,760 Square Feet 14'
Drive-ins: 1 (oversized)
Heat: Gas
Power: 200 amps

Comments:

- ◆ Nice 2nd Floor Offices
- ◆ Potential to build additional 1,760 SF Office
- ◆ 1 Row of Columns in Warehouse
- ◆ Inexpensive electricity / Solar panels on Roof
- ◆ Building divides with separate meters
- ◆ Sprinklered

Lease Price: **\$15.00 G**
Sale Price: \$1,050,000
Taxes: \$23,176.88 +/-

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Mark Timpone, Licensed Real Estate Broker
Managing Partner
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