

Available | Industrial  
6 Manorhaven Blvd, Pt Washington, NY



Building Size: 3,600 sf ±  
Lot Size: .07 acres ±  
Offices: 50% ±  
Ceiling Height: 10' 9" ±  
Drive-Ins: 2  
Power: 200 amps ±

- Fenced / gated yard
- Epoxy floors in warehouse
- Electrical distribution
- Power over-heads (exterior)
- 2 floors
- 525 sq ft +/- office on the 1<sup>st</sup> floor
- Kitchen area 2<sup>nd</sup> floor
- Skylights
- Restroom w/ shower

Sale Price: \$895,000.00  
Taxes: \$12,000 +/- (inc village)

**METRO**  
REALTY SERVICES LLC  
201 Moreland Road, Ste 4, Hauppauge, NY 11788  
(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**Contact Exclusive Agent:**

Mark Timpone, Managing Partner  
Licensed Real Estate Broker

Direct: (516) 375-8069

[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)